

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

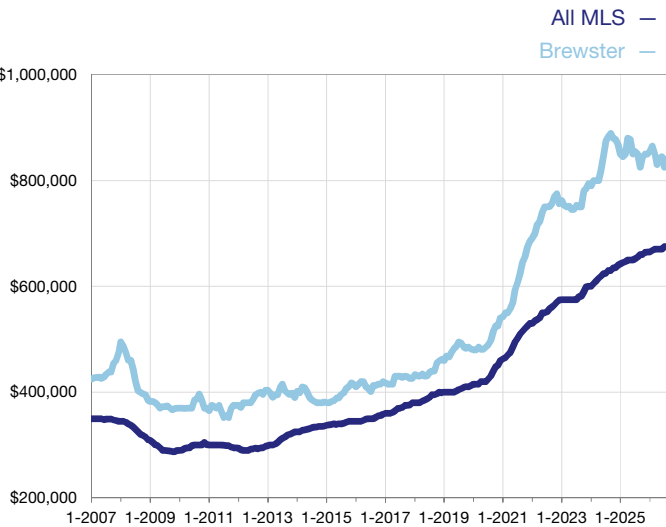
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	86	86	0.0%
Closed Sales	14	14	0.0%	80	80	0.0%
Median Sales Price*	\$821,000	\$900,000	+ 9.6%	\$850,000	\$838,500	- 1.4%
Inventory of Homes for Sale	37	29	- 21.6%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--
Cumulative Days on Market Until Sale	32	49	+ 53.1%	41	57	+ 39.0%
Percent of Original List Price Received*	98.2%	99.1%	+ 0.9%	99.0%	97.2%	- 1.8%
New Listings	11	15	+ 36.4%	116	102	- 12.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	4	- 75.0%	64	49	- 23.4%
Closed Sales	13	3	- 76.9%	49	46	- 6.1%
Median Sales Price*	\$409,000	\$485,000	+ 18.6%	\$425,000	\$445,250	+ 4.8%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	93	45	- 51.6%	53	45	- 15.1%
Percent of Original List Price Received*	94.7%	97.7%	+ 3.2%	97.5%	97.3%	- 0.2%
New Listings	11	6	- 45.5%	82	52	- 36.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

