

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Brewster

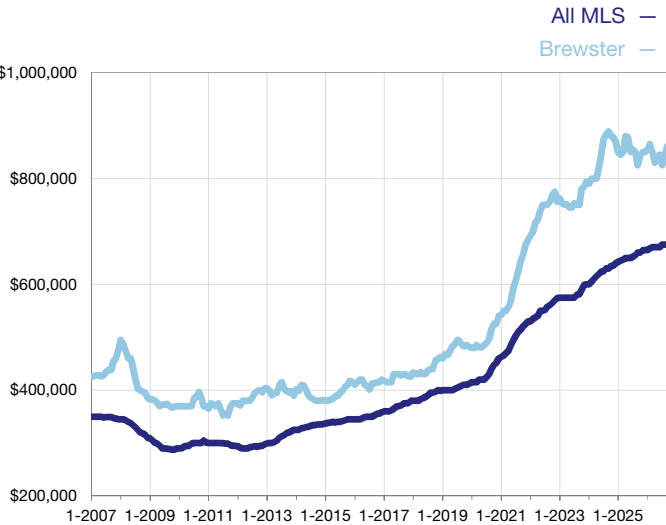
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	100	97	- 3.0%
Closed Sales	14	7	- 50.0%	94	87	- 7.4%
Median Sales Price*	\$751,500	\$900,000	+ 19.8%	\$837,000	\$845,000	+ 1.0%
Inventory of Homes for Sale	30	31	+ 3.3%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	49	23	- 53.1%	42	54	+ 28.6%
Percent of Original List Price Received*	93.6%	101.3%	+ 8.2%	98.2%	97.5%	- 0.7%
New Listings	11	16	+ 45.5%	126	118	- 6.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	68	54	- 20.6%
Closed Sales	16	7	- 56.3%	65	53	- 18.5%
Median Sales Price*	\$402,450	\$459,900	+ 14.3%	\$415,000	\$445,500	+ 7.3%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	67	18	- 73.1%	57	41	- 28.1%
Percent of Original List Price Received*	96.0%	101.3%	+ 5.5%	97.2%	97.8%	+ 0.6%
New Listings	8	14	+ 75.0%	90	66	- 26.7%

* 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

