Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Brewster

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**11**	- 45.0%	120	**107**	- 10.8%
Closed Sales	11	**14**	+ 27.3%	105	**101**	- 3.8%
Median Sales Price*	$950,000	**$867,500**	- 8.7%	$850,000	**$850,000**	0.0%
Inventory of Homes for Sale	28	**29**	+ 3.6%	--	--	--
Months Supply of Inventory	2.6	**2.9**	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	39	**29**	- 25.6%	42	**51**	+ 21.4%
Percent of Original List Price Received*	97.6%	**100.5%**	+ 3.0%	98.1%	**97.9%**	- 0.2%
New Listings	22	**14**	- 36.4%	148	**129**	- 12.8%

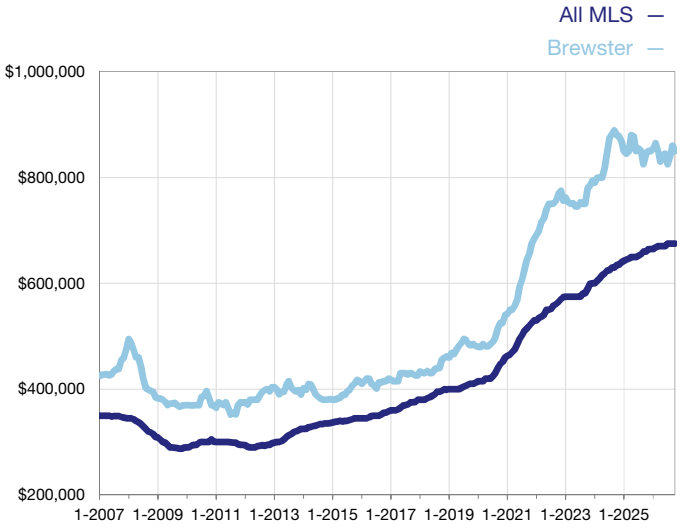
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

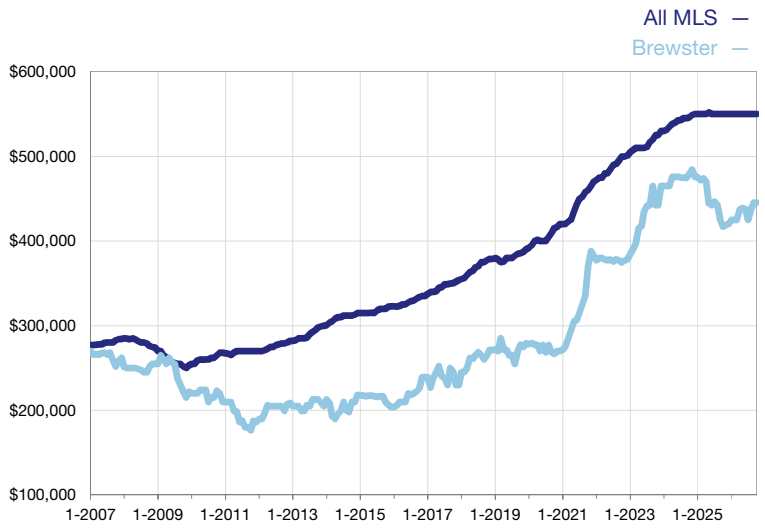
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**7**	- 12.5%	76	**61**	- 19.7%
Closed Sales	6	**6**	0.0%	71	**59**	- 16.9%
Median Sales Price*	$540,500	**$561,000**	+ 3.8%	$419,000	**$450,000**	+ 7.4%
Inventory of Homes for Sale	21	**16**	- 23.8%	--	--	--
Months Supply of Inventory	2.8	**2.8**	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	**65**	+ 38.3%	56	**44**	- 21.4%
Percent of Original List Price Received*	98.4%	**99.4%**	+ 1.0%	97.3%	**98.0%**	+ 0.7%
New Listings	11	**4**	- 63.6%	101	**70**	- 30.7%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.