

Local Market Update – October 2024

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Brewster

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	97	95	- 2.1%
Closed Sales	13	11	- 15.4%	98	89	- 9.2%
Median Sales Price*	\$900,000	\$880,000	- 2.2%	\$777,539	\$885,000	+ 13.8%
Inventory of Homes for Sale	18	30	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	28	38	+ 35.7%
Percent of Original List Price Received*	102.9%	96.3%	- 6.4%	100.2%	96.9%	- 3.3%
New Listings	12	14	+ 16.7%	111	121	+ 9.0%

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

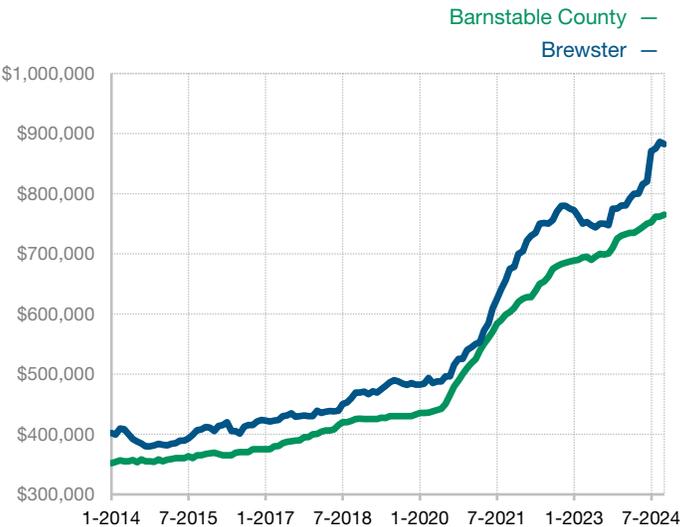
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	49	50	+ 2.0%
Closed Sales	5	8	+ 60.0%	45	46	+ 2.2%
Median Sales Price*	\$435,000	\$540,000	+ 24.1%	\$442,500	\$474,500	+ 7.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	10	74	+ 640.0%	21	54	+ 157.1%
Percent of Original List Price Received*	100.2%	95.7%	- 4.5%	100.2%	98.1%	- 2.1%
New Listings	14	8	- 42.9%	61	60	- 1.6%

* 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

