

Local Market Update – January 2026

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



Brewster

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 4 | 3 | - 25.0% | 4 | 3 | - 25.0% |
| Closed Sales | 7 | 10 | + 42.9% | 7 | 10 | + 42.9% |
| Median Sales Price* | \$643,500 | \$735,000 | + 14.2% | \$643,500 | \$735,000 | + 14.2% |
| Inventory of Homes for Sale | 15 | 13 | - 13.3% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.3 | - 23.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 115 | + 248.5% | 33 | 115 | + 248.5% |
| Percent of Original List Price Received* | 97.9% | 93.8% | - 4.2% | 97.9% | 93.8% | - 4.2% |
| New Listings | 5 | 5 | 0.0% | 5 | 5 | 0.0% |

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

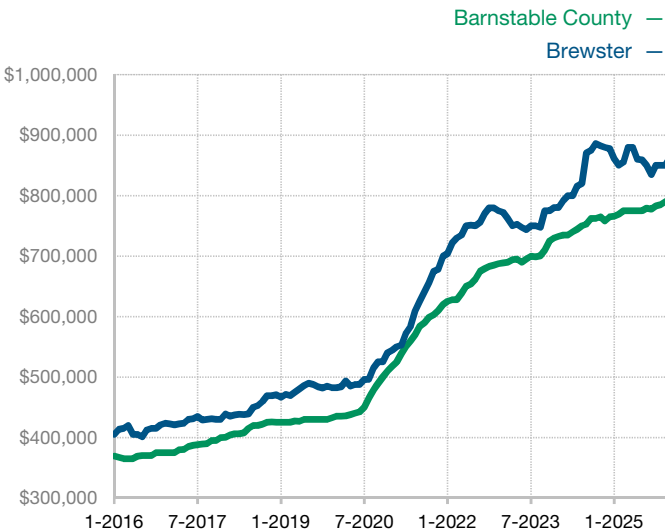
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 4 | 6 | + 50.0% | 4 | 6 | + 50.0% |
| Closed Sales | 1 | 5 | + 400.0% | 1 | 5 | + 400.0% |
| Median Sales Price* | \$410,500 | \$557,500 | + 35.8% | \$410,500 | \$557,500 | + 35.8% |
| Inventory of Homes for Sale | 7 | 3 | - 57.1% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.5 | - 64.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 72 | + 176.9% | 26 | 72 | + 176.9% |
| Percent of Original List Price Received* | 95.9% | 92.6% | - 3.4% | 95.9% | 92.6% | - 3.4% |
| New Listings | 4 | 3 | - 25.0% | 4 | 3 | - 25.0% |

* 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

