

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.

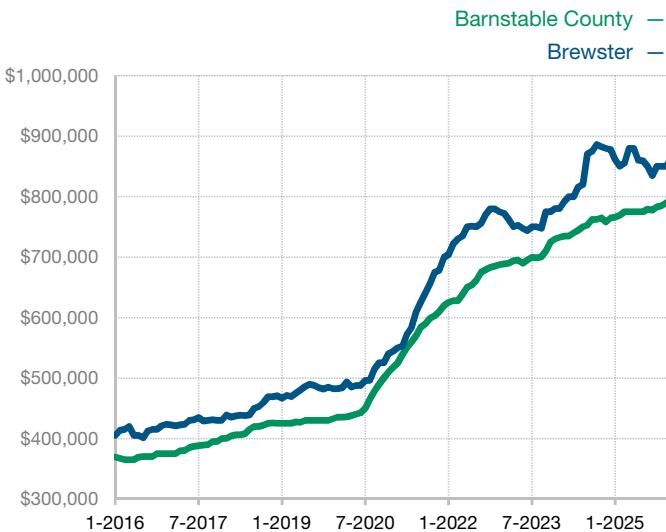
Condominium Properties

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

