

Brewster 02631

ZIP code · MA · Massachusetts > Barnstable County > Brewster

SELLER'S MARKET

\$799K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

216

SALES (12 MO)

\$782K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

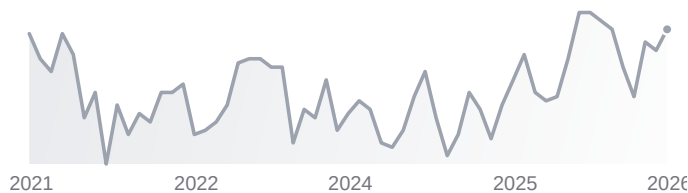
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

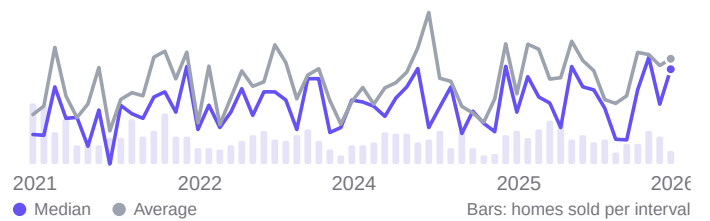
Market temperature (0–100)

65 / 100



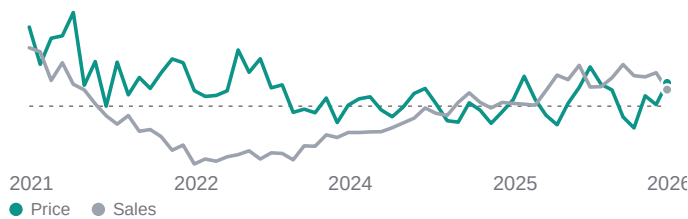
Sale prices

Median \$837K · Average \$888K



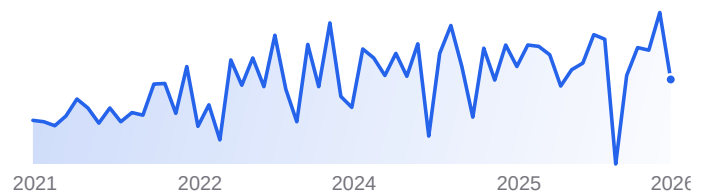
Growth (year over year)

Price +12.8% · Sales +9.1%



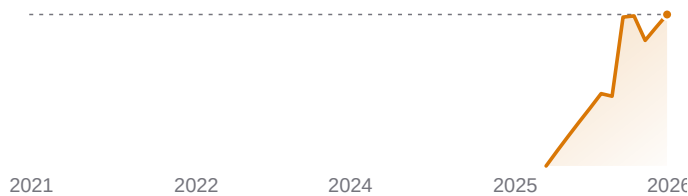
Price per square foot

\$456/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

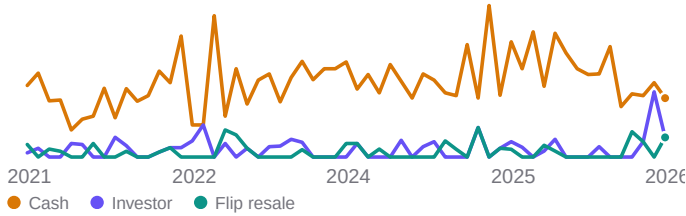
2.9%



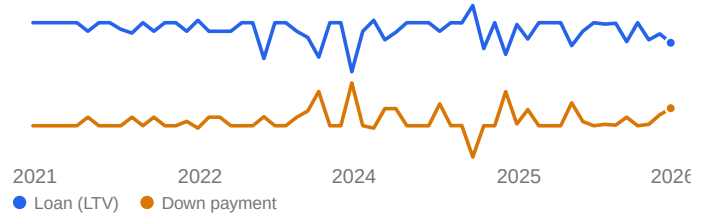
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 11% · Flip resale 11%

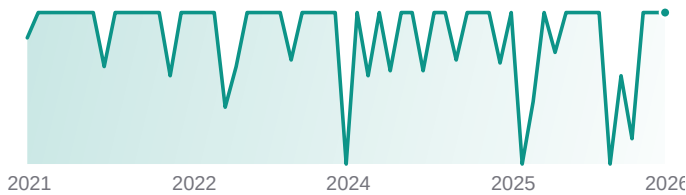


Financing (share of purchase price) Loan (LTV) 68% · Down payment 30%



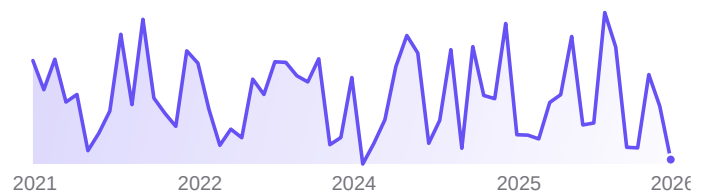
Sellers who sold at a gain

100%



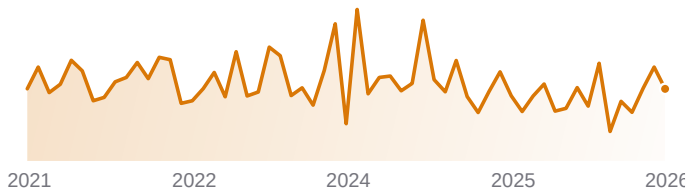
Typical hold before selling

3.6 yrs



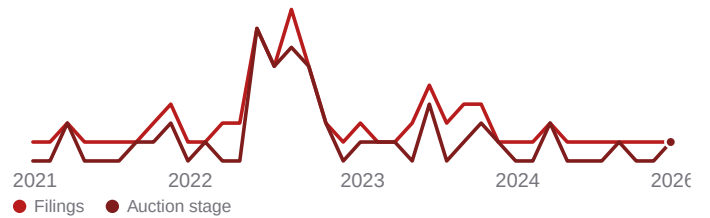
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,341
Median value (AVM)	\$782K
Median size	1,598 ft²
Median bedrooms	3
Median year built	1984
Single family	76%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	46%
Company owned	24%
Median loan-to-value	31%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	10,432
Density	410 / mi²
Median household income	\$93K
Average household income	\$129K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	49
Homes occupied	61%
Bachelor's or higher	25%
Poverty rate	6.0%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.