

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	31	+ 47.6%	143	159	+ 11.2%
Closed Sales	19	30	+ 57.9%	125	130	+ 4.0%
Median Sales Price*	\$372,000	<b>\$377,500</b>	+ 1.5%	\$375,000	<b>\$393,500</b>	+ 4.9%
Inventory of Homes for Sale	57	47	- 17.5%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	58	67	+ 15.5%
Percent of Original List Price Received*	99.0%	<b>98.4%</b>	- 0.6%	98.6%	<b>97.0%</b>	- 1.6%
New Listings	26	32	+ 23.1%	192	193	+ 0.5%

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

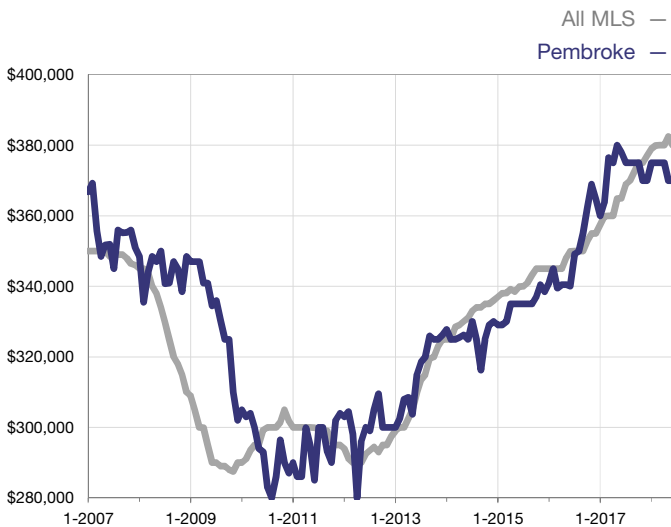
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	4	+ 100.0%	33	28	- 15.2%
Closed Sales	7	4	- 42.9%	31	21	- 32.3%
Median Sales Price*	\$299,000	<b>\$267,450</b>	- 10.6%	\$299,900	<b>\$330,000</b>	+ 10.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	255	26	- 89.8%	184	39	- 78.8%
Percent of Original List Price Received*	98.6%	<b>98.2%</b>	- 0.4%	97.9%	<b>98.0%</b>	+ 0.1%
New Listings	0	4	--	21	35	+ 66.7%

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

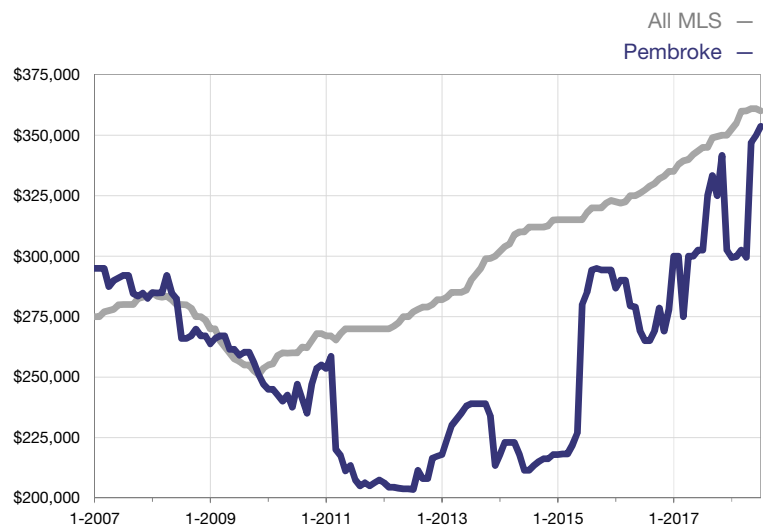
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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