

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	14	- 39.1%	67	43	- 35.8%
Closed Sales	23	10	- 56.5%	61	45	- 26.2%
Median Sales Price*	\$530,000	<b>\$551,000</b>	+ 4.0%	\$530,000	<b>\$530,000</b>	0.0%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	53	37	- 30.2%
Percent of Original List Price Received*	107.3%	<b>106.3%</b>	- 0.9%	105.0%	<b>101.5%</b>	- 3.3%
New Listings	27	16	- 40.7%	71	44	- 38.0%

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

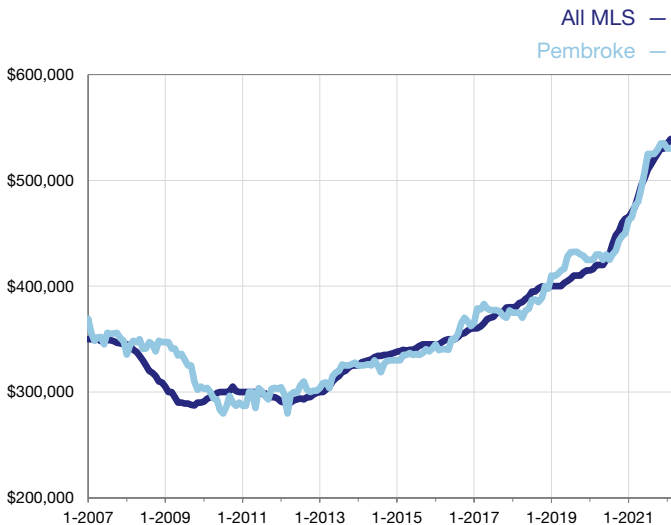
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	6	5	- 16.7%
Closed Sales	1	2	+ 100.0%	6	5	- 16.7%
Median Sales Price*	\$351,000	<b>\$383,500</b>	+ 9.3%	\$327,500	<b>\$360,000</b>	+ 9.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	8	17	+ 112.5%	23	16	- 30.4%
Percent of Original List Price Received*	103.5%	<b>111.3%</b>	+ 7.5%	100.1%	<b>106.0%</b>	+ 5.9%
New Listings	2	2	0.0%	6	6	0.0%

\* 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

