

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	8	- 60.0%	233	163	- 30.0%
Closed Sales	19	13	- 31.6%	241	174	- 27.8%
Median Sales Price*	\$567,750	<b>\$410,000</b>	- 27.8%	\$535,000	<b>\$567,500</b>	+ 6.1%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	39	30	- 23.1%
Percent of Original List Price Received*	100.3%	95.9%	- 4.4%	104.3%	101.4%	- 2.8%
New Listings	11	3	- 72.7%	249	185	- 25.7%

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

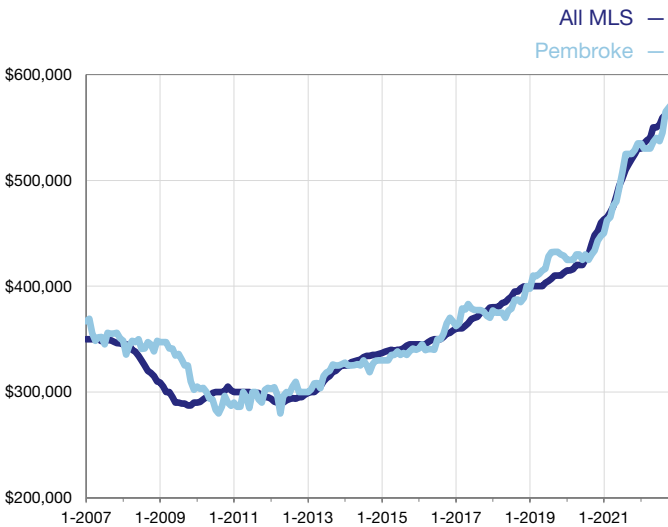
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	18	21	+ 16.7%
Closed Sales	1	0	- 100.0%	21	19	- 9.5%
Median Sales Price*	\$424,000	<b>\$0</b>	- 100.0%	\$351,500	<b>\$410,000</b>	+ 16.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	19	18	- 5.3%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	104.5%	105.3%	+ 0.8%
New Listings	1	0	- 100.0%	20	22	+ 10.0%

\* 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

