

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 10 | 4 | - 60.0% | 10 | 4 | - 60.0% |
| Closed Sales | 13 | 7 | - 46.2% | 13 | 7 | - 46.2% |
| Median Sales Price* | \$479,000 | \$542,000 | + 13.2% | \$479,000 | \$542,000 | + 13.2% |
| Inventory of Homes for Sale | 9 | 10 | + 11.1% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.8 | + 60.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 38 | 45 | + 18.4% | 38 | 45 | + 18.4% |
| Percent of Original List Price Received* | 98.7% | 92.0% | - 6.8% | 98.7% | 92.0% | - 6.8% |
| New Listings | 7 | 5 | - 28.6% | 7 | 5 | - 28.6% |

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

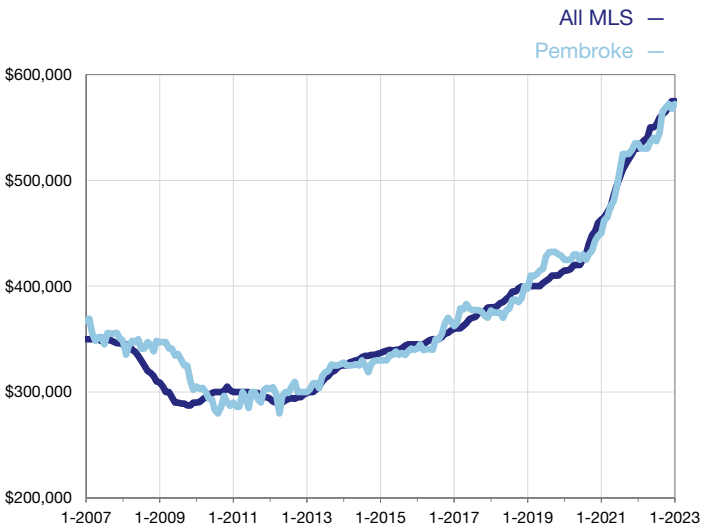
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 1 | - 50.0% | 2 | 1 | - 50.0% |
| Closed Sales | 1 | 3 | + 200.0% | 1 | 3 | + 200.0% |
| Median Sales Price* | \$345,500 | \$424,900 | + 23.0% | \$345,500 | \$424,900 | + 23.0% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 4 | 23 | + 475.0% | 4 | 23 | + 475.0% |
| Percent of Original List Price Received* | 100.2% | 101.7% | + 1.5% | 100.2% | 101.7% | + 1.5% |
| New Listings | 1 | 1 | 0.0% | 1 | 1 | 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

