Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Pembroke

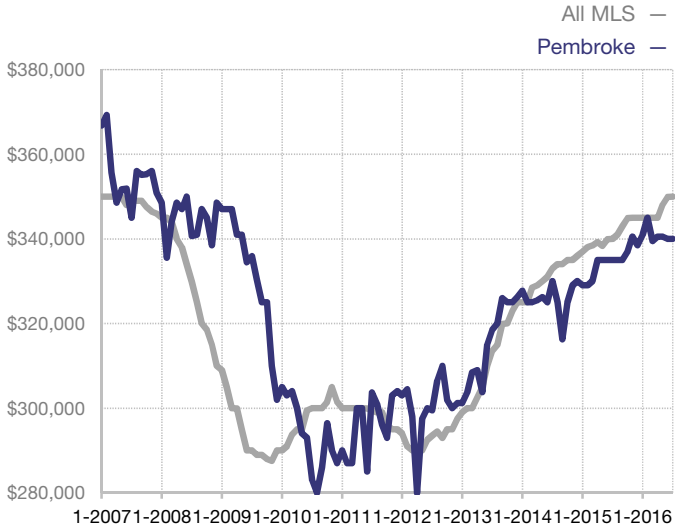
Single-Family Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	9	**22**	+ 144.4%	112	**144**	+ 28.6%
Closed Sales	23	**26**	+ 13.0%	110	**107**	- 2.7%
Median Sales Price*	$364,900	**$426,250**	+ 16.8%	$341,000	**$358,000**	+ 5.0%
Inventory of Homes for Sale	58	**43**	- 25.9%	--	--	--
Months Supply of Inventory	3.7	**2.7**	- 27.0%	--	--	--
Cumulative Days on Market Until Sale	100	**63**	- 37.0%	108	**80**	- 25.9%
Percent of Original List Price Received*	97.2%	**100.6%**	+ 3.5%	95.7%	**98.6%**	+ 3.0%
New Listings	15	**26**	+ 73.3%	156	**182**	+ 16.7%

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

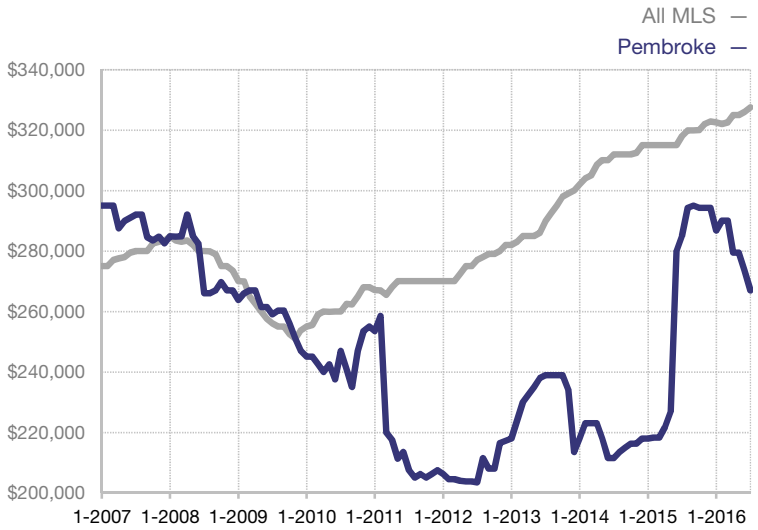
Condominium Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	5	**5**	0.0%	21	**28**	+ 33.3%
Closed Sales	1	**1**	0.0%	11	**27**	+ 145.5%
Median Sales Price*	$293,500	**$235,000**	- 19.9%	$295,000	**$265,000**	- 10.2%
Inventory of Homes for Sale	18	**19**	+ 5.6%	--	--	--
Months Supply of Inventory	8.6	**5.2**	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	18	**83**	+ 361.1%	68	**145**	+ 113.2%
Percent of Original List Price Received*	93.2%	**97.9%**	+ 5.0%	98.1%	**96.7%**	- 1.4%
New Listings	4	**11**	+ 175.0%	38	**35**	- 7.9%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.