

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	13	+ 62.5%	174	207	+ 19.0%
Closed Sales	20	22	+ 10.0%	177	196	+ 10.7%
Median Sales Price*	\$332,500	<b>\$406,000</b>	+ 22.1%	\$337,000	<b>\$368,750</b>	+ 9.4%
Inventory of Homes for Sale	61	37	- 39.3%	--	--	--
Months Supply of Inventory	3.8	2.1	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	108	48	- 55.6%	102	73	- 28.4%
Percent of Original List Price Received*	94.2%	<b>97.2%</b>	+ 3.2%	95.3%	<b>98.4%</b>	+ 3.3%
New Listings	15	14	- 6.7%	240	267	+ 11.3%

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

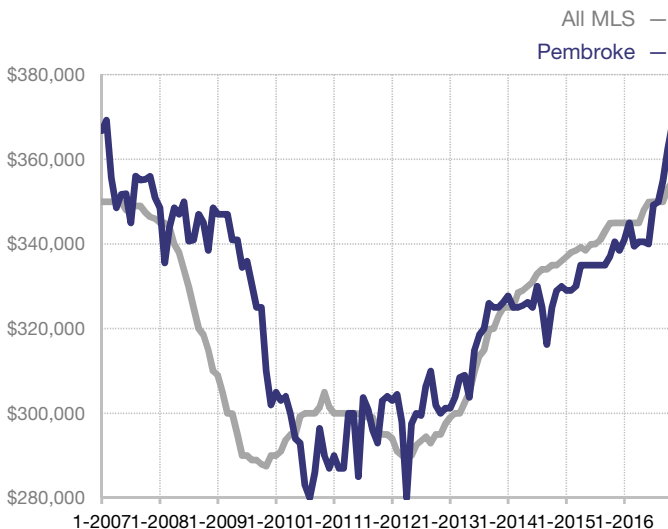
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	4	4	0.0%	33	40	+ 21.2%
Closed Sales	2	5	+ 150.0%	23	40	+ 73.9%
Median Sales Price*	\$324,500	<b>\$265,000</b>	- 18.3%	\$293,500	<b>\$267,000</b>	- 9.0%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	8.8	5.1	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	38	209	+ 450.0%	65	158	+ 143.1%
Percent of Original List Price Received*	98.7%	<b>99.9%</b>	+ 1.2%	97.9%	<b>96.4%</b>	- 1.5%
New Listings	2	0	- 100.0%	58	48	- 17.2%

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

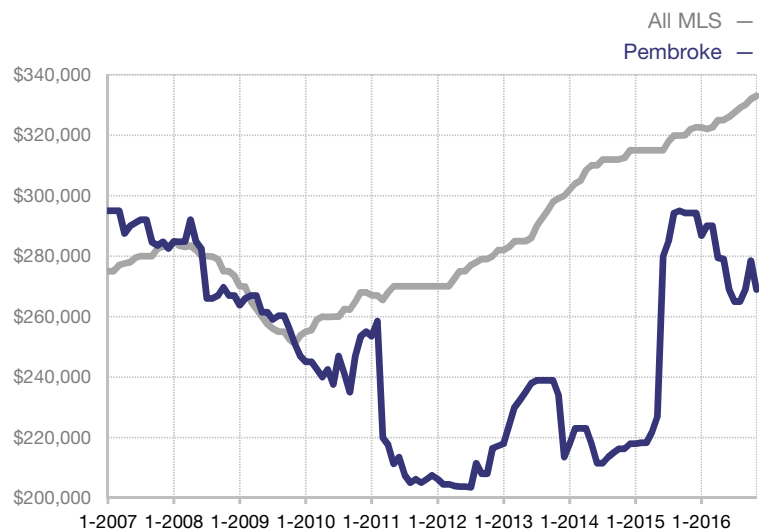
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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