

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	19	24	+ 26.3%	162	178	+ 9.9%
Closed Sales	33	34	+ 3.0%	158	164	+ 3.8%
Median Sales Price*	\$360,000	\$419,750	+ 16.6%	\$370,000	\$397,500	+ 7.4%
Inventory of Homes for Sale	57	42	- 26.3%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	47	37	- 21.3%	56	61	+ 8.9%
Percent of Original List Price Received*	97.0%	100.7%	+ 3.8%	98.2%	97.8%	- 0.4%
New Listings	25	22	- 12.0%	217	214	- 1.4%

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

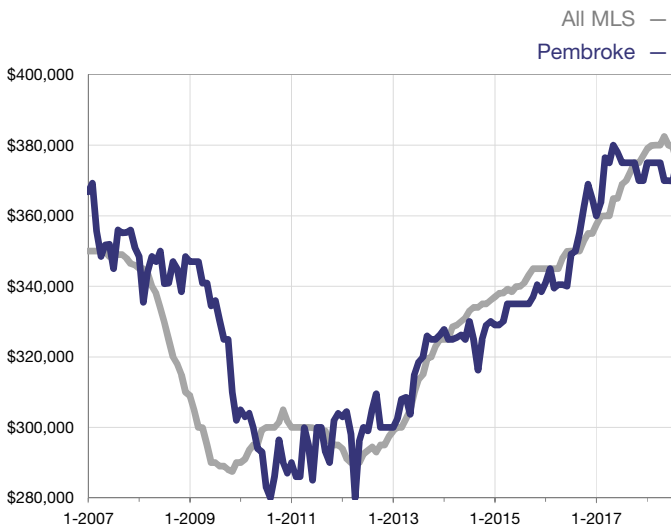
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	5	+ 150.0%	35	32	- 8.6%
Closed Sales	4	3	- 25.0%	35	24	- 31.4%
Median Sales Price*	\$370,200	\$459,000	+ 24.0%	\$305,000	\$347,450	+ 13.9%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	426	49	- 88.5%	212	40	- 81.1%
Percent of Original List Price Received*	98.0%	100.9%	+ 3.0%	97.9%	98.3%	+ 0.4%
New Listings	1	5	+ 400.0%	22	40	+ 81.8%

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

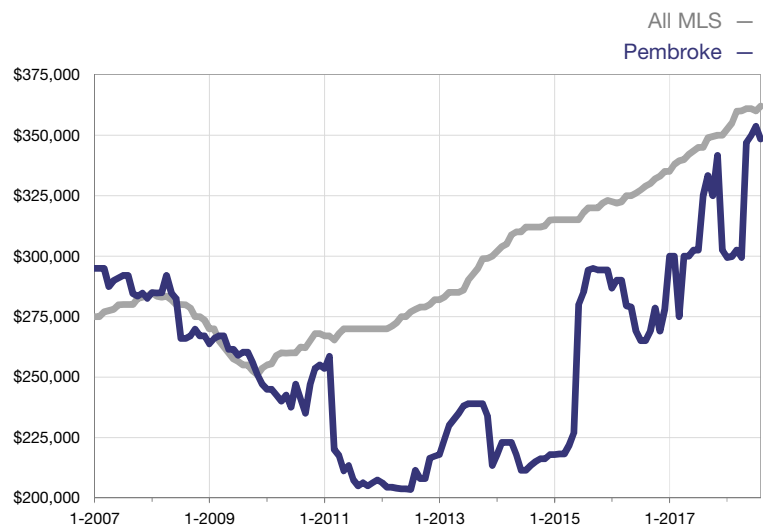
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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