Local Market Update – November 2018

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

Pembroke

Single-Family Properties	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	17	**8**	- 52.9%	210	**213**	+ 1.4%
Closed Sales	19	**15**	- 21.1%	208	**216**	+ 3.8%
Median Sales Price*	$350,000	**$422,000**	+ 20.6%	$373,500	**$397,750**	+ 6.5%
Inventory of Homes for Sale	63	**53**	- 15.9%	--	--	--
Months Supply of Inventory	3.4	**2.7**	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	49	**86**	+ 75.5%	54	**64**	+ 18.5%
Percent of Original List Price Received*	96.7%	**97.2%**	+ 0.5%	98.1%	**97.5%**	- 0.6%
New Listings	20	**20**	0.0%	290	**274**	- 5.5%

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

Condominium Properties	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	43	**48**	+ 11.6%
Closed Sales	4	**6**	+ 50.0%	41	**37**	- 9.8%
Median Sales Price*	$306,250	**$367,500**	+ 20.0%	$325,000	**$345,000**	+ 6.2%
Inventory of Homes for Sale	6	**4**	- 33.3%	--	--	--
Months Supply of Inventory	1.3	**1.0**	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	27	**36**	+ 33.3%	204	**42**	- 79.4%
Percent of Original List Price Received*	96.3%	**96.4%**	+ 0.1%	97.7%	**98.2%**	+ 0.5%
New Listings	4	**2**	- 50.0%	33	**54**	+ 63.6%

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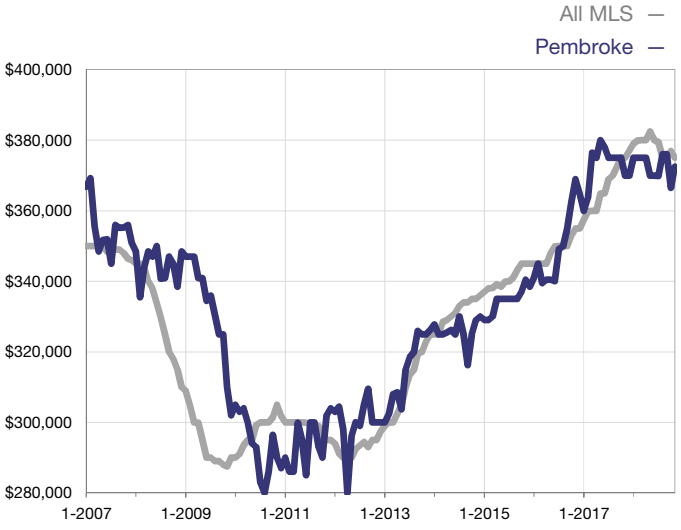
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
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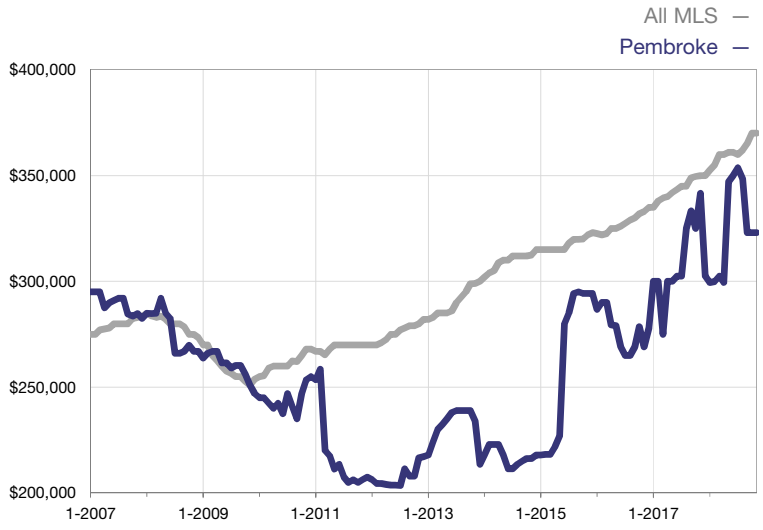

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