

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	27	19	- 29.6%	154	140	- 9.1%
Closed Sales	30	34	+ 13.3%	130	119	- 8.5%
Median Sales Price*	\$377,500	\$468,000	+ 24.0%	\$393,500	\$445,000	+ 13.1%
Inventory of Homes for Sale	53	53	0.0%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--
Cumulative Days on Market Until Sale	31	53	+ 71.0%	67	61	- 9.0%
Percent of Original List Price Received*	98.4%	97.5%	- 0.9%	96.9%	96.9%	0.0%
New Listings	31	21	- 32.3%	191	181	- 5.2%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	4	+ 33.3%	27	20	- 25.9%
Closed Sales	4	4	0.0%	22	17	- 22.7%
Median Sales Price*	\$267,450	\$312,500	+ 16.8%	\$337,500	\$310,000	- 8.1%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	26	65	+ 150.0%	38	63	+ 65.8%
Percent of Original List Price Received*	98.2%	99.1%	+ 0.9%	98.1%	97.5%	- 0.6%
New Listings	4	3	- 25.0%	35	19	- 45.7%

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

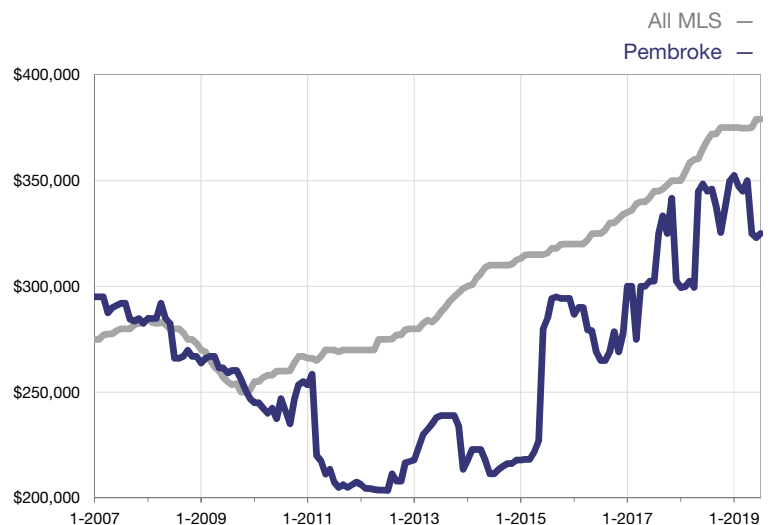
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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