

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	23	+ 35.3%	221	232	+ 5.0%
Closed Sales	24	27	+ 12.5%	206	212	+ 2.9%
Median Sales Price*	\$359,450	<b>\$460,000</b>	+ 28.0%	\$431,000	<b>\$450,000</b>	+ 4.4%
Inventory of Homes for Sale	50	17	- 66.0%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	46	30	- 34.8%	61	58	- 4.9%
Percent of Original List Price Received*	97.7%	<b>102.2%</b>	+ 4.6%	97.2%	<b>100.1%</b>	+ 3.0%
New Listings	13	18	+ 38.5%	280	252	- 10.0%

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

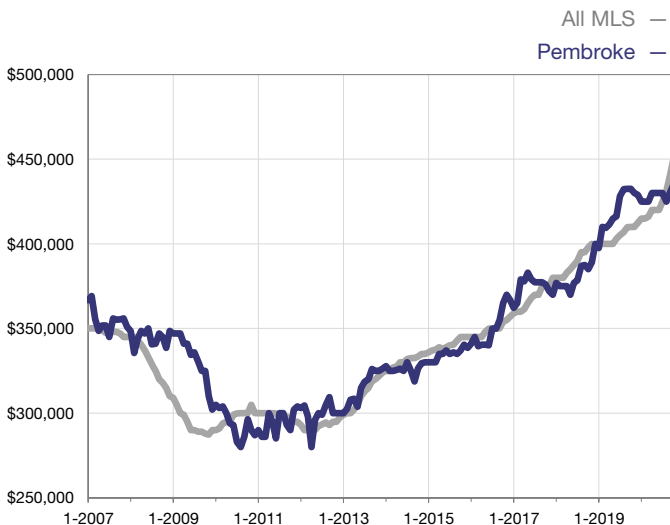
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	2	- 33.3%	30	26	- 13.3%
Closed Sales	4	0	- 100.0%	31	24	- 22.6%
Median Sales Price*	\$309,250	<b>\$0</b>	- 100.0%	\$306,900	<b>\$337,000</b>	+ 9.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	70	0	- 100.0%	52	63	+ 21.2%
Percent of Original List Price Received*	89.1%	<b>0.0%</b>	- 100.0%	96.9%	<b>98.5%</b>	+ 1.7%
New Listings	1	1	0.0%	33	27	- 18.2%

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

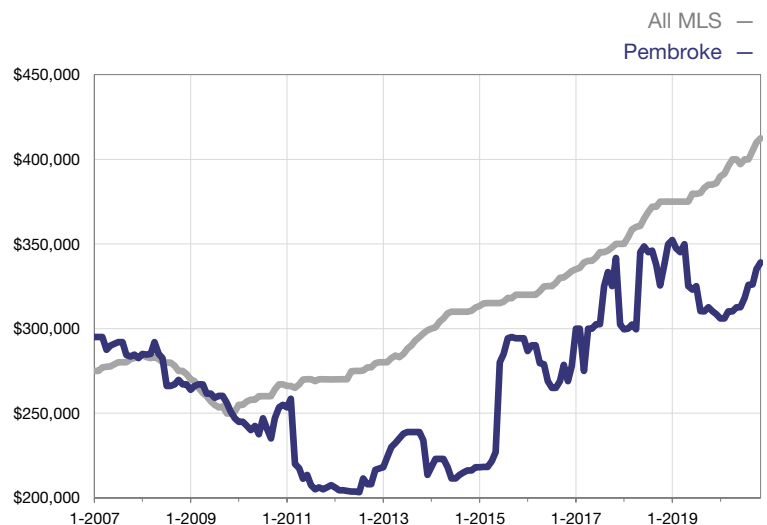
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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