

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	24	+ 60.0%	73	69	- 5.5%
Closed Sales	27	23	- 14.8%	65	61	- 6.2%
Median Sales Price*	\$432,500	<b>\$530,000</b>	+ 22.5%	\$430,000	<b>\$530,000</b>	+ 23.3%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	70	51	- 27.1%	73	53	- 27.4%
Percent of Original List Price Received*	99.4%	<b>107.3%</b>	+ 7.9%	98.4%	<b>105.0%</b>	+ 6.7%
New Listings	21	26	+ 23.8%	88	70	- 20.5%

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

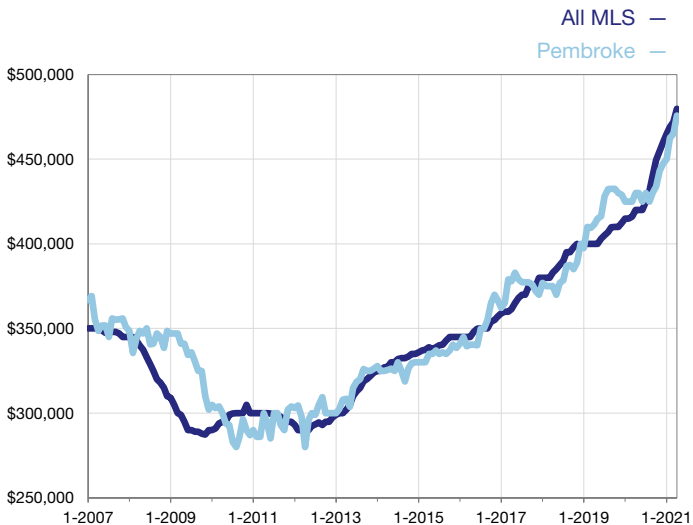
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	10	7	- 30.0%
Closed Sales	3	1	- 66.7%	9	6	- 33.3%
Median Sales Price*	\$485,000	<b>\$351,000</b>	- 27.6%	\$335,000	<b>\$327,500</b>	- 2.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	117	8	- 93.2%	58	23	- 60.3%
Percent of Original List Price Received*	95.6%	<b>103.5%</b>	+ 8.3%	97.5%	<b>100.1%</b>	+ 2.7%
New Listings	2	2	0.0%	11	6	- 45.5%

\* 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

