

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	25	0.0%	98	94	- 4.1%
Closed Sales	14	15	+ 7.1%	79	76	- 3.8%
Median Sales Price*	\$474,500	\$500,000	+ 5.4%	\$430,000	\$525,000	+ 22.1%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	92	20	- 78.3%	76	47	- 38.2%
Percent of Original List Price Received*	98.1%	105.9%	+ 8.0%	98.4%	105.2%	+ 6.9%
New Listings	24	30	+ 25.0%	112	101	- 9.8%

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

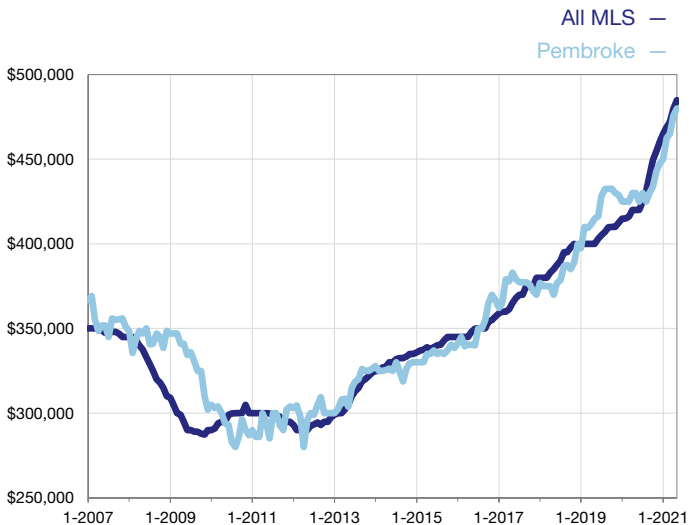
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	2	2	0.0%	11	8	- 27.3%
Median Sales Price*	\$425,750	\$348,500	- 18.1%	\$335,000	\$337,250	+ 0.7%
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	302	30	- 90.1%	102	25	- 75.5%
Percent of Original List Price Received*	93.3%	108.1%	+ 15.9%	96.7%	102.1%	+ 5.6%
New Listings	2	1	- 50.0%	13	7	- 46.2%

\* 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

