

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	20	+ 5.3%	213	158	- 25.8%
Closed Sales	33	13	- 60.6%	222	161	- 27.5%
Median Sales Price*	\$530,000	\$575,000	+ 8.5%	\$535,000	\$572,500	+ 7.0%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	40	29	- 27.5%
Percent of Original List Price Received*	102.7%	99.9%	- 2.7%	104.7%	101.9%	- 2.7%
New Listings	19	14	- 26.3%	238	182	- 23.5%

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

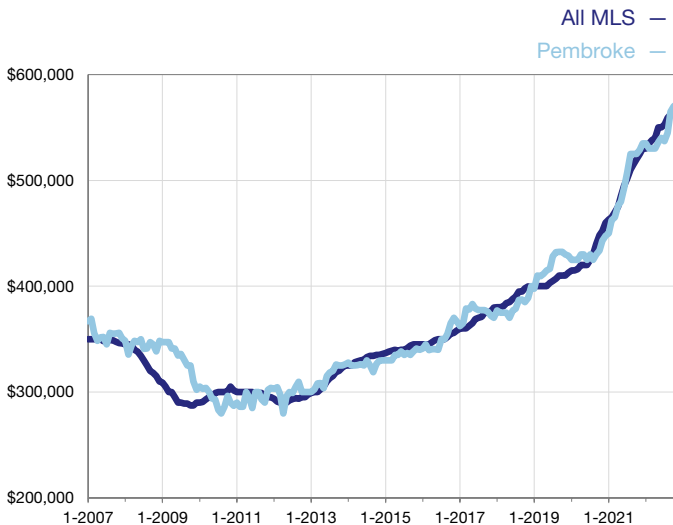
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	18	19	+ 5.6%
Closed Sales	1	1	0.0%	20	19	- 5.0%
Median Sales Price*	\$395,000	\$450,000	+ 13.9%	\$351,250	\$410,000	+ 16.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	19	18	- 5.3%
Percent of Original List Price Received*	102.7%	100.0%	- 2.6%	104.5%	105.3%	+ 0.8%
New Listings	1	2	+ 100.0%	19	22	+ 15.8%

* 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

