

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	20	11	- 45.0%
Closed Sales	12	7	- 41.7%	25	14	- 44.0%
Median Sales Price*	\$467,500	\$545,000	+ 16.6%	\$479,000	\$543,500	+ 13.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	38	44	+ 15.8%
Percent of Original List Price Received*	99.8%	94.4%	- 5.4%	99.3%	93.2%	- 6.1%
New Listings	7	5	- 28.6%	14	10	- 28.6%

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

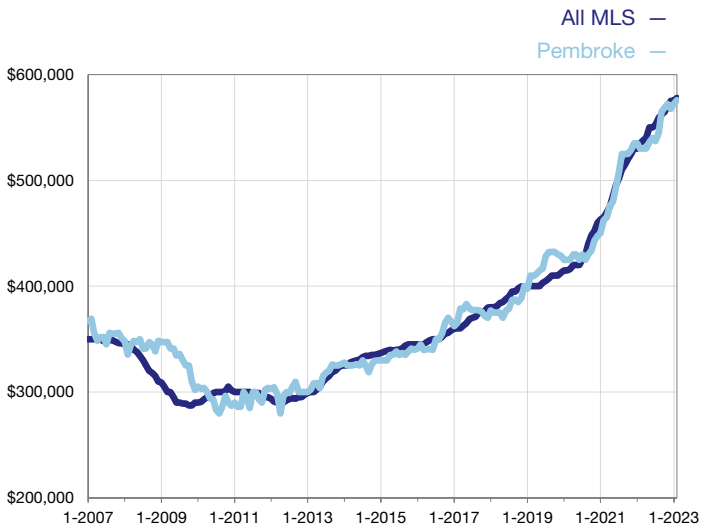
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$375,000	--	\$345,500	\$409,950	+ 18.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	0	8	--	4	19	+ 375.0%
Percent of Original List Price Received*	0.0%	100.0%	--	100.2%	101.3%	+ 1.1%
New Listings	1	2	+ 100.0%	2	3	+ 50.0%

* 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

