

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 19 | + 137.5% | 28 | 30 | + 7.1% |
| Closed Sales | 10 | 4 | - 60.0% | 35 | 18 | - 48.6% |
| Median Sales Price* | \$570,000 | \$552,500 | - 3.1% | \$505,000 | \$543,500 | + 7.6% |
| Inventory of Homes for Sale | 11 | 8 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.6 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 15 | - 54.5% | 37 | 38 | + 2.7% |
| Percent of Original List Price Received* | 102.1% | 103.0% | + 0.9% | 100.1% | 95.4% | - 4.7% |
| New Listings | 14 | 20 | + 42.9% | 28 | 30 | + 7.1% |

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

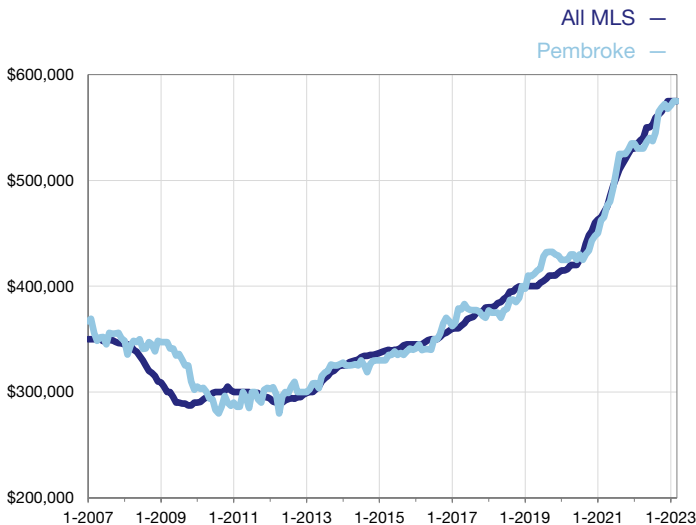
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 1 | - 50.0% | 5 | 2 | - 60.0% |
| Closed Sales | 2 | 0 | - 100.0% | 3 | 4 | + 33.3% |
| Median Sales Price* | \$399,500 | \$0 | - 100.0% | \$350,000 | \$409,950 | + 17.1% |
| Inventory of Homes for Sale | 0 | 3 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 1.7 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 0 | - 100.0% | 16 | 19 | + 18.8% |
| Percent of Original List Price Received* | 103.7% | 0.0% | - 100.0% | 102.6% | 101.3% | - 1.3% |
| New Listings | 2 | 3 | + 50.0% | 4 | 6 | + 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

