

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	41	41	0.0%
Closed Sales	10	13	+ 30.0%	45	31	- 31.1%
Median Sales Price*	\$551,000	\$600,000	+ 8.9%	\$530,000	\$575,000	+ 8.5%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	38	29	- 23.7%	37	34	- 8.1%
Percent of Original List Price Received*	106.3%	98.5%	- 7.3%	101.5%	96.7%	- 4.7%
New Listings	16	13	- 18.8%	44	43	- 2.3%

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

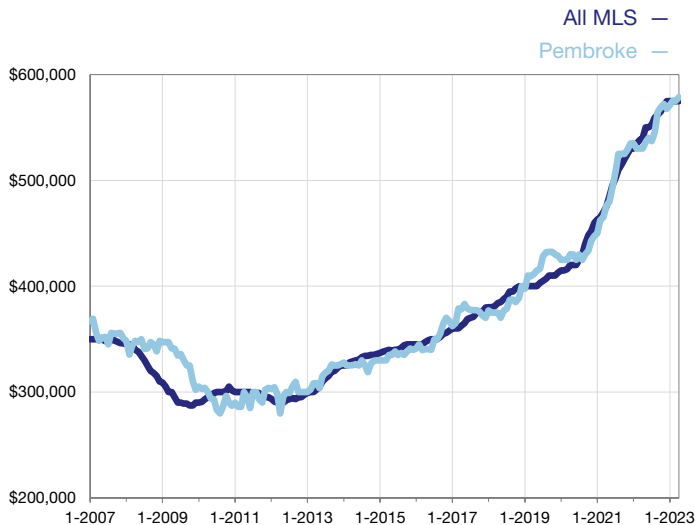
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	6	6	0.0%
Closed Sales	2	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$383,500	\$0	- 100.0%	\$360,000	\$409,950	+ 13.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	16	19	+ 18.8%
Percent of Original List Price Received*	111.3%	0.0%	- 100.0%	106.0%	101.3%	- 4.4%
New Listings	2	2	0.0%	6	8	+ 33.3%

* 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

