

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	16	- 5.9%	58	54	- 6.9%
Closed Sales	12	10	- 16.7%	57	41	- 28.1%
Median Sales Price*	\$582,500	\$555,000	- 4.7%	\$530,000	\$570,000	+ 7.5%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	19	40	+ 110.5%	33	36	+ 9.1%
Percent of Original List Price Received*	108.0%	93.9%	- 13.1%	102.8%	96.0%	- 6.6%
New Listings	24	18	- 25.0%	68	61	- 10.3%

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

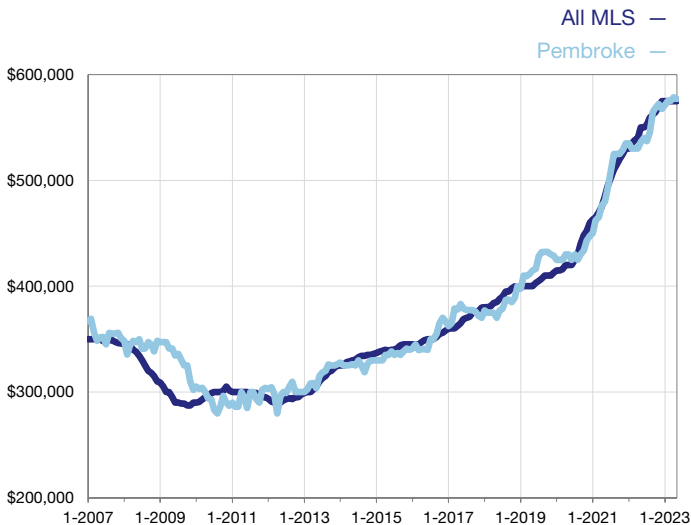
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	9	11	+ 22.2%
Closed Sales	2	4	+ 100.0%	7	8	+ 14.3%
Median Sales Price*	\$500,000	\$585,500	+ 17.1%	\$380,000	\$494,500	+ 30.1%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	2.7	--	--	--	--
Cumulative Days on Market Until Sale	12	20	+ 66.7%	15	20	+ 33.3%
Percent of Original List Price Received*	112.0%	103.7%	- 7.4%	107.7%	102.5%	- 4.8%
New Listings	2	11	+ 450.0%	8	19	+ 137.5%

* 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

