

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	75	72	- 4.0%
Closed Sales	21	20	- 4.8%	78	62	- 20.5%
Median Sales Price*	\$565,000	<b>\$552,500</b>	- 2.2%	\$544,500	<b>\$562,500</b>	+ 3.3%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	29	32	+ 10.3%
Percent of Original List Price Received*	108.2%	<b>101.4%</b>	- 6.3%	104.3%	<b>97.7%</b>	- 6.3%
New Listings	26	15	- 42.3%	94	76	- 19.1%

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

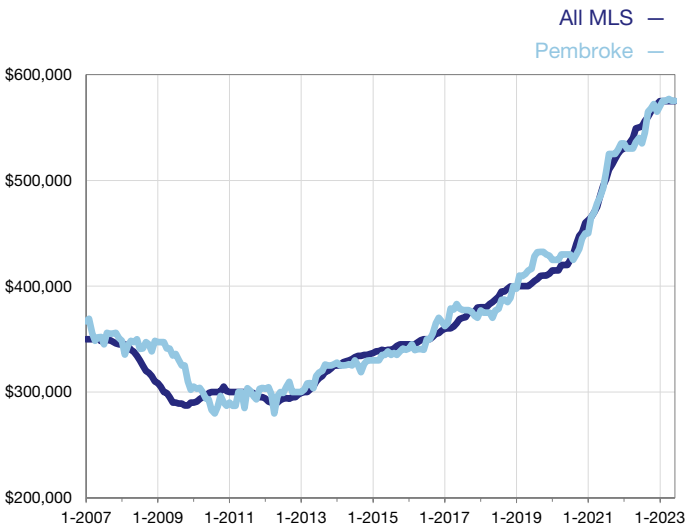
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	12	20	+ 66.7%
Closed Sales	2	4	+ 100.0%	9	12	+ 33.3%
Median Sales Price*	\$405,000	<b>\$559,982</b>	+ 38.3%	\$400,000	<b>\$556,950</b>	+ 39.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	3	10	+ 233.3%	12	16	+ 33.3%
Percent of Original List Price Received*	101.3%	<b>104.7%</b>	+ 3.4%	106.3%	<b>103.2%</b>	- 2.9%
New Listings	4	5	+ 25.0%	12	24	+ 100.0%

\* 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

