

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	90	82	- 8.9%
Closed Sales	10	15	+ 50.0%	88	77	- 12.5%
Median Sales Price*	\$550,000	\$580,000	+ 5.5%	\$544,500	\$565,000	+ 3.8%
Inventory of Homes for Sale	30	7	- 76.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	28	30	+ 7.1%
Percent of Original List Price Received*	105.1%	99.9%	- 4.9%	104.4%	98.2%	- 5.9%
New Listings	20	12	- 40.0%	114	88	- 22.8%

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

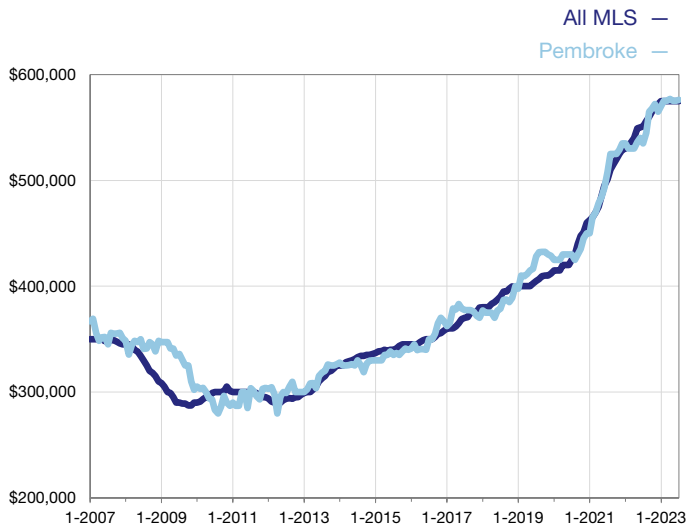
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	13	20	+ 53.8%
Closed Sales	4	8	+ 100.0%	13	20	+ 53.8%
Median Sales Price*	\$419,000	\$482,000	+ 15.0%	\$400,000	\$549,500	+ 37.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	15	19	+ 26.7%
Percent of Original List Price Received*	108.4%	98.8%	- 8.9%	106.9%	101.5%	- 5.1%
New Listings	2	5	+ 150.0%	14	29	+ 107.1%

* 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

