

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 19 | 18 | - 5.3% | 109 | 94 | - 13.8% |
| Closed Sales | 25 | 9 | - 64.0% | 113 | 86 | - 23.9% |
| Median Sales Price* | \$600,000 | \$655,000 | + 9.2% | \$562,000 | \$572,500 | + 1.9% |
| Inventory of Homes for Sale | 31 | 11 | - 64.5% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.9 | - 52.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 29 | + 52.6% | 26 | 30 | + 15.4% |
| Percent of Original List Price Received* | 102.4% | 100.7% | - 1.7% | 103.9% | 98.4% | - 5.3% |
| New Listings | 22 | 16 | - 27.3% | 136 | 104 | - 23.5% |

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

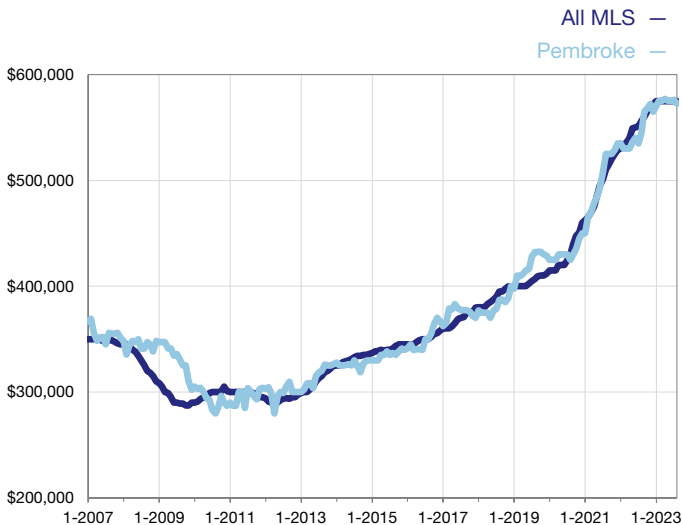
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 2 | - 33.3% | 16 | 22 | + 37.5% |
| Closed Sales | 2 | 3 | + 50.0% | 15 | 23 | + 53.3% |
| Median Sales Price* | \$522,750 | \$626,000 | + 19.8% | \$407,000 | \$550,000 | + 35.1% |
| Inventory of Homes for Sale | 2 | 7 | + 250.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 2.3 | + 130.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 17 | - 37.0% | 16 | 19 | + 18.8% |
| Percent of Original List Price Received* | 95.6% | 104.6% | + 9.4% | 105.4% | 101.9% | - 3.3% |
| New Listings | 3 | 4 | + 33.3% | 17 | 33 | + 94.1% |

* 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

