

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	128	107	- 16.4%
Closed Sales	19	11	- 42.1%	132	97	- 26.5%
Median Sales Price*	\$661,000	<b>\$585,000</b>	- 11.5%	\$572,250	<b>\$575,000</b>	+ 0.5%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	50	19	- 62.0%	29	29	0.0%
Percent of Original List Price Received*	93.8%	<b>103.1%</b>	+ 9.9%	102.5%	<b>99.0%</b>	- 3.4%
New Listings	14	11	- 21.4%	150	115	- 23.3%

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

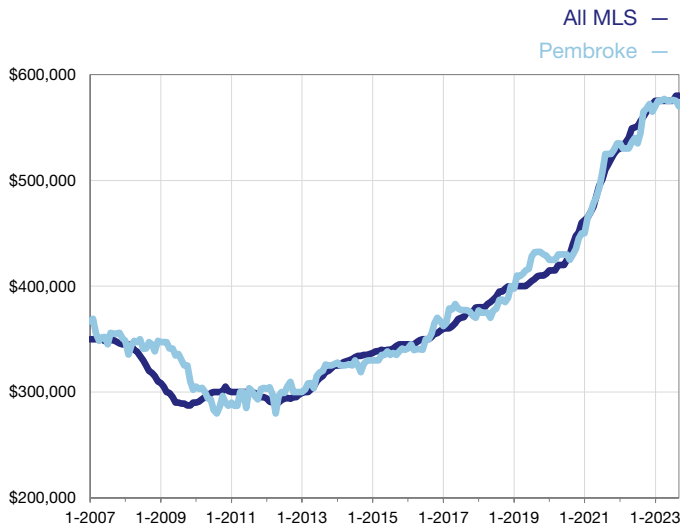
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	6	--	16	26	+ 62.5%
Closed Sales	1	2	+ 100.0%	16	25	+ 56.3%
Median Sales Price*	\$560,000	<b>\$459,750</b>	- 17.9%	\$408,500	<b>\$549,000</b>	+ 34.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	11	44	+ 300.0%	16	21	+ 31.3%
Percent of Original List Price Received*	106.7%	<b>100.8%</b>	- 5.5%	105.5%	<b>101.8%</b>	- 3.5%
New Listings	2	1	- 50.0%	19	34	+ 78.9%

\* 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

