

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	137	113	- 17.5%
Closed Sales	15	11	- 26.7%	147	108	- 26.5%
Median Sales Price*	\$505,000	\$645,000	+ 27.7%	\$572,000	\$582,500	+ 1.8%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	29	22	- 24.1%	29	28	- 3.4%
Percent of Original List Price Received*	98.4%	102.4%	+ 4.1%	102.1%	99.3%	- 2.7%
New Listings	16	11	- 31.3%	166	126	- 24.1%

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

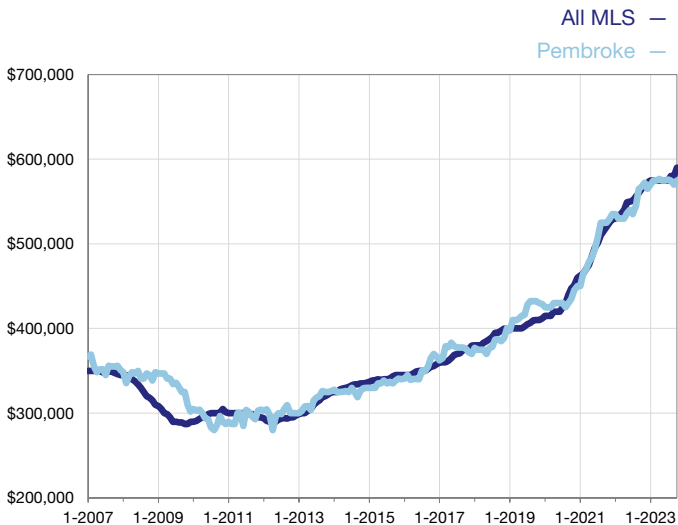
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	18	30	+ 66.7%
Closed Sales	2	1	- 50.0%	18	26	+ 44.4%
Median Sales Price*	\$422,500	\$584,900	+ 38.4%	\$408,500	\$549,500	+ 34.5%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	1	- 96.9%	18	20	+ 11.1%
Percent of Original List Price Received*	106.3%	104.4%	- 1.8%	105.6%	101.9%	- 3.5%
New Listings	1	4	+ 300.0%	20	38	+ 90.0%

* 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

