

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	154	124	- 19.5%
Closed Sales	13	11	- 15.4%	160	120	- 25.0%
Median Sales Price*	\$575,000	<b>\$631,000</b>	+ 9.7%	\$572,250	<b>\$585,000</b>	+ 2.2%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	29	27	- 6.9%
Percent of Original List Price Received*	99.9%	<b>101.7%</b>	+ 1.8%	101.9%	<b>99.5%</b>	- 2.4%
New Listings	14	11	- 21.4%	180	136	- 24.4%

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

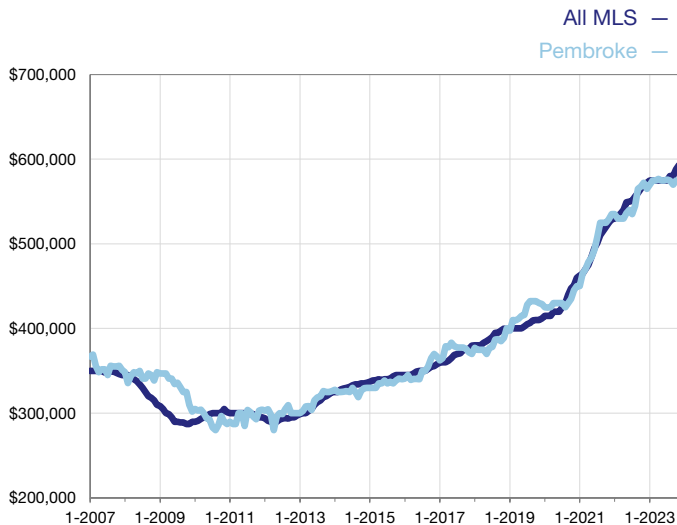
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	19	32	+ 68.4%
Closed Sales	1	4	+ 300.0%	19	30	+ 57.9%
Median Sales Price*	\$450,000	<b>\$548,324</b>	+ 21.8%	\$410,000	<b>\$549,074</b>	+ 33.9%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	19	76	+ 300.0%	18	27	+ 50.0%
Percent of Original List Price Received*	100.0%	<b>99.1%</b>	- 0.9%	105.3%	<b>101.5%</b>	- 3.6%
New Listings	2	3	+ 50.0%	22	41	+ 86.4%

\* 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

