

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	162	129	- 20.4%
Closed Sales	13	9	- 30.8%	173	130	- 24.9%
Median Sales Price*	\$410,000	\$550,000	+ 34.1%	\$565,000	\$577,500	+ 2.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	29	- 38.3%	30	27	- 10.0%
Percent of Original List Price Received*	95.9%	100.7%	+ 5.0%	101.4%	99.6%	- 1.8%
New Listings	3	3	0.0%	183	139	- 24.0%

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

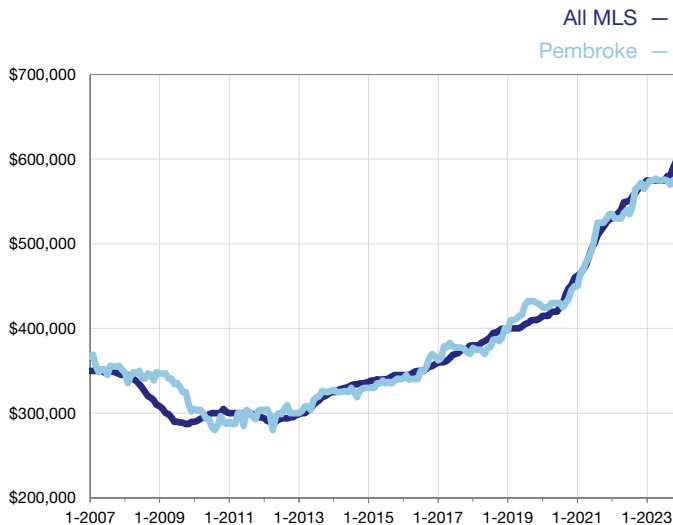
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	21	33	+ 57.1%
Closed Sales	0	4	--	19	34	+ 78.9%
Median Sales Price*	\$0	\$513,563	--	\$410,000	\$549,074	+ 33.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	22	--	18	27	+ 50.0%
Percent of Original List Price Received*	0.0%	100.6%	--	105.3%	101.4%	- 3.7%
New Listings	0	1	--	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

