

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

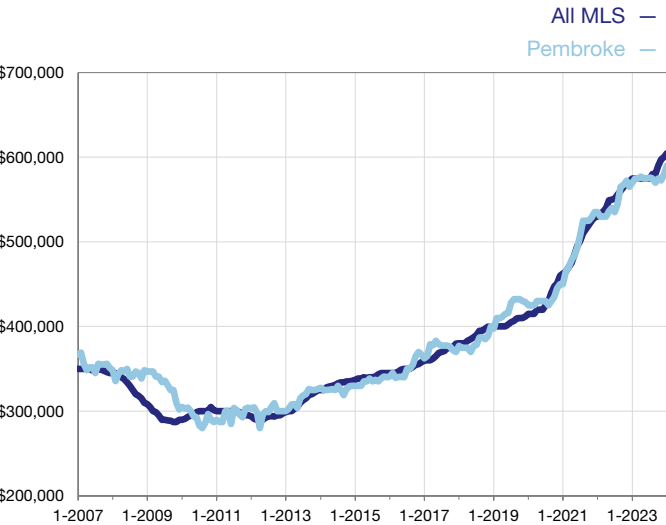
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$542,000	\$794,500	+ 46.6%	\$542,000	\$794,500	+ 46.6%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	45	45	0.0%	45	45	0.0%
Percent of Original List Price Received*	92.0%	96.1%	+ 4.5%	92.0%	96.1%	+ 4.5%
New Listings	5	4	- 20.0%	5	4	- 20.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$424,900	\$600,000	+ 41.2%	\$424,900	\$600,000	+ 41.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.3	--	--	--	--
Cumulative Days on Market Until Sale	23	10	- 56.5%	23	10	- 56.5%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	101.7%	99.9%	- 1.8%
New Listings	1	1	0.0%	1	1	0.0%

* 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

