

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	7	- 12.5%	11	13	+ 18.2%
Closed Sales	7	2	- 71.4%	14	12	- 14.3%
Median Sales Price*	\$545,000	\$485,000	- 11.0%	\$543,500	\$762,000	+ 40.2%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	69	+ 60.5%	44	49	+ 11.4%
Percent of Original List Price Received*	94.4%	93.9%	- 0.5%	93.2%	95.7%	+ 2.7%
New Listings	5	9	+ 80.0%	10	13	+ 30.0%

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

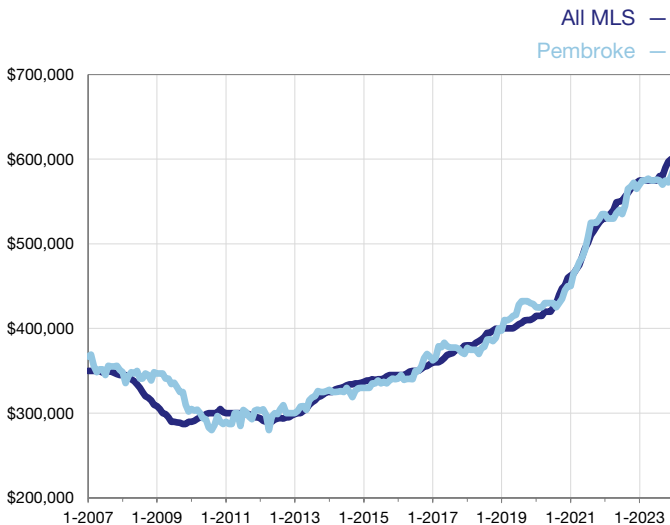
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$409,950	\$600,000	+ 46.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	19	10	- 47.4%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.3%	99.9%	- 1.4%
New Listings	2	3	+ 50.0%	3	4	+ 33.3%

* 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

