

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	16	- 11.1%	29	27	- 6.9%
Closed Sales	4	8	+ 100.0%	18	20	+ 11.1%
Median Sales Price*	\$552,500	\$587,500	+ 6.3%	\$543,500	\$610,000	+ 12.2%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	15	46	+ 206.7%	38	48	+ 26.3%
Percent of Original List Price Received*	103.0%	100.9%	- 2.0%	95.4%	97.8%	+ 2.5%
New Listings	20	13	- 35.0%	30	27	- 10.0%

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

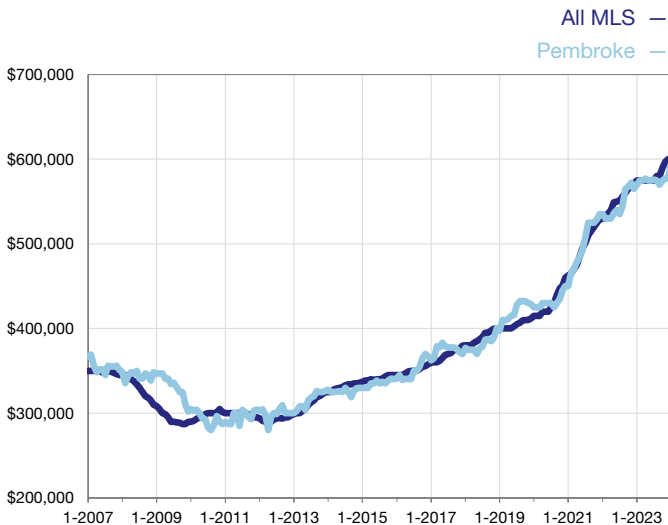
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	1	6	+ 500.0%
Closed Sales	0	3	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$579,400	--	\$409,950	\$579,400	+ 41.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	0	90	--	19	58	+ 205.3%
Percent of Original List Price Received*	0.0%	103.6%	--	101.3%	102.1%	+ 0.8%
New Listings	3	4	+ 33.3%	6	6	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

