

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	11	+ 37.5%	37	33	- 10.8%
Closed Sales	13	9	- 30.8%	31	29	- 6.5%
Median Sales Price*	\$600,000	\$600,000	0.0%	\$575,000	\$610,000	+ 6.1%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	34	44	+ 29.4%
Percent of Original List Price Received*	98.5%	110.2%	+ 11.9%	96.7%	101.6%	+ 5.1%
New Listings	13	11	- 15.4%	43	38	- 11.6%

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

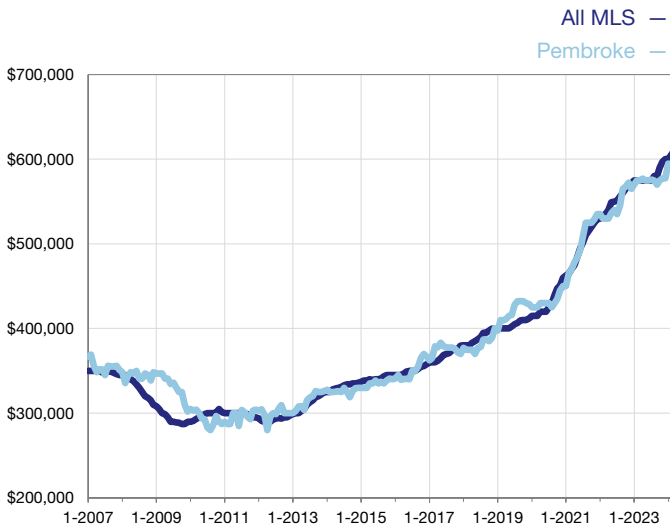
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	5	10	+ 100.0%
Closed Sales	0	3	--	4	8	+ 100.0%
Median Sales Price*	\$0	\$550,000	--	\$409,950	\$564,700	+ 37.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	19	42	+ 121.1%
Percent of Original List Price Received*	0.0%	103.0%	--	101.3%	102.4%	+ 1.1%
New Listings	2	6	+ 200.0%	8	11	+ 37.5%

\* 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

