

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	12	- 25.0%	92	93	+ 1.1%
Closed Sales	9	15	+ 66.7%	86	88	+ 2.3%
Median Sales Price*	\$655,000	\$645,000	- 1.5%	\$572,500	\$594,500	+ 3.8%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	30	29	- 3.3%
Percent of Original List Price Received*	100.7%	100.1%	- 0.6%	98.4%	102.2%	+ 3.9%
New Listings	16	16	0.0%	104	113	+ 8.7%

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

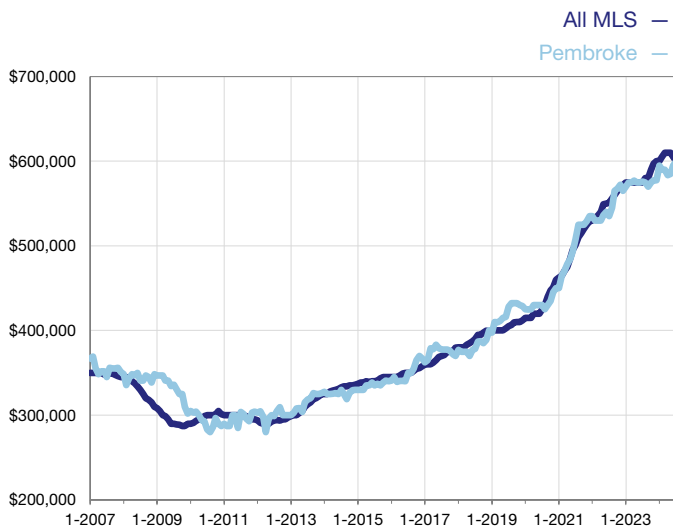
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	6	--	20	31	+ 55.0%
Closed Sales	3	6	+ 100.0%	23	22	- 4.3%
Median Sales Price*	\$626,000	\$440,000	- 29.7%	\$550,000	\$547,850	- 0.4%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.9	0.3	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	19	34	+ 78.9%
Percent of Original List Price Received*	104.6%	98.2%	- 6.1%	101.9%	100.6%	- 1.3%
New Listings	4	2	- 50.0%	33	30	- 9.1%

* 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

