

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

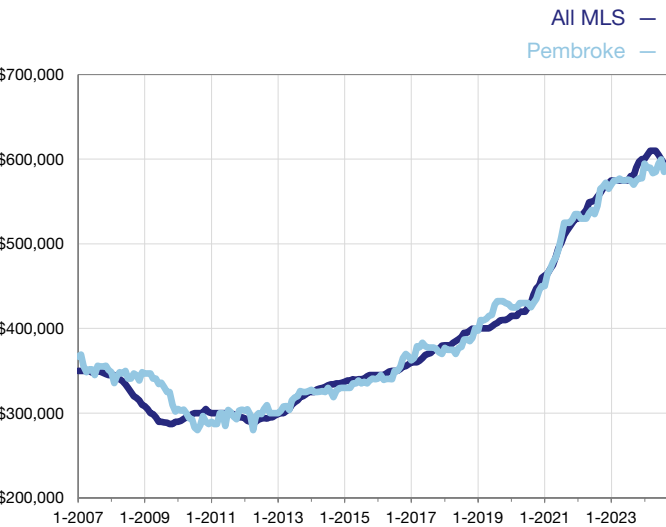
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	103	106	+ 2.9%
Closed Sales	11	9	- 18.2%	97	97	0.0%
Median Sales Price*	\$585,000	\$655,000	+ 12.0%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	29	28	- 3.4%
Percent of Original List Price Received*	103.1%	99.3%	- 3.7%	99.0%	101.9%	+ 2.9%
New Listings	11	12	+ 9.1%	115	126	+ 9.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	26	32	+ 23.1%
Closed Sales	2	5	+ 150.0%	25	27	+ 8.0%
Median Sales Price*	\$459,750	\$640,000	+ 39.2%	\$549,000	\$550,000	+ 0.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 11.4%	21	35	+ 66.7%
Percent of Original List Price Received*	100.8%	98.8%	- 2.0%	101.8%	100.2%	- 1.6%
New Listings	1	3	+ 200.0%	34	32	- 5.9%

* 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

