

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

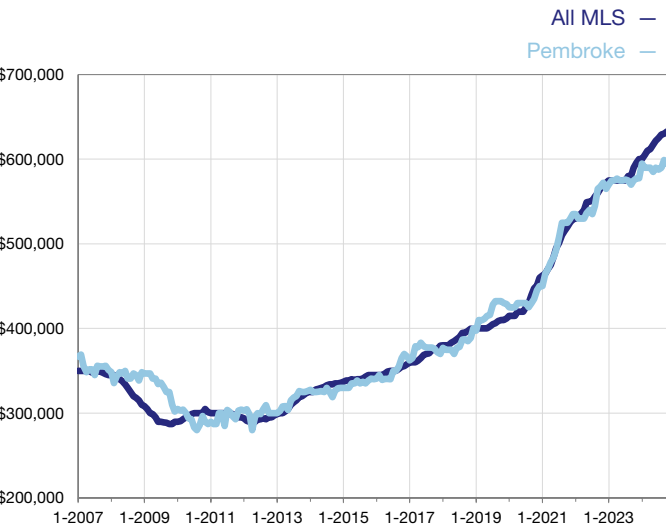
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	21	+ 133.3%	112	123	+ 9.8%
Closed Sales	12	13	+ 8.3%	109	111	+ 1.8%
Median Sales Price*	\$632,500	\$620,000	- 2.0%	\$580,000	\$600,000	+ 3.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	28	27	- 3.6%
Percent of Original List Price Received*	102.2%	105.2%	+ 2.9%	99.3%	102.3%	+ 3.0%
New Listings	10	17	+ 70.0%	125	143	+ 14.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	30	34	+ 13.3%
Closed Sales	1	2	+ 100.0%	26	29	+ 11.5%
Median Sales Price*	\$584,900	\$527,500	- 9.8%	\$549,500	\$550,000	+ 0.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	1	26	+ 2,500.0%	20	35	+ 75.0%
Percent of Original List Price Received*	104.4%	100.8%	- 3.4%	101.9%	100.3%	- 1.6%
New Listings	4	4	0.0%	38	36	- 5.3%

* 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

