

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

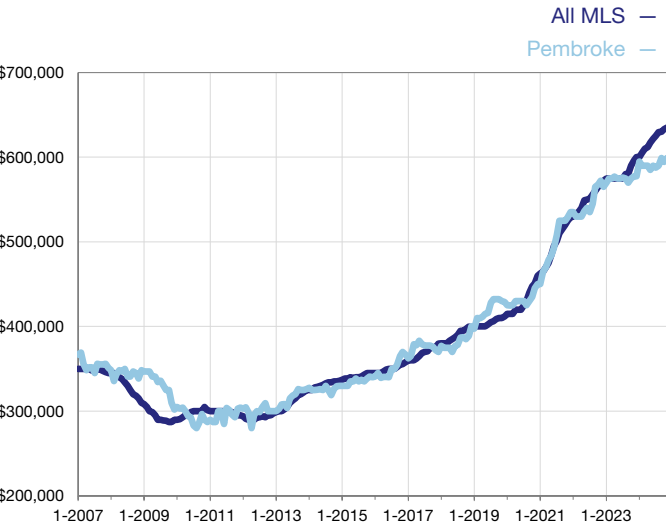
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	122	131	+ 7.4%
Closed Sales	12	14	+ 16.7%	121	125	+ 3.3%
Median Sales Price*	\$608,000	\$640,000	+ 5.3%	\$585,000	\$602,000	+ 2.9%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	38	+ 123.5%	27	29	+ 7.4%
Percent of Original List Price Received*	101.3%	99.7%	- 1.6%	99.5%	102.0%	+ 2.5%
New Listings	11	8	- 27.3%	136	150	+ 10.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	32	38	+ 18.8%
Closed Sales	4	5	+ 25.0%	30	34	+ 13.3%
Median Sales Price*	\$548,324	\$749,900	+ 36.8%	\$549,074	\$550,000	+ 0.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	76	28	- 63.2%	27	34	+ 25.9%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	101.5%	99.9%	- 1.6%
New Listings	2	3	+ 50.0%	40	39	- 2.5%

* 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

