

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

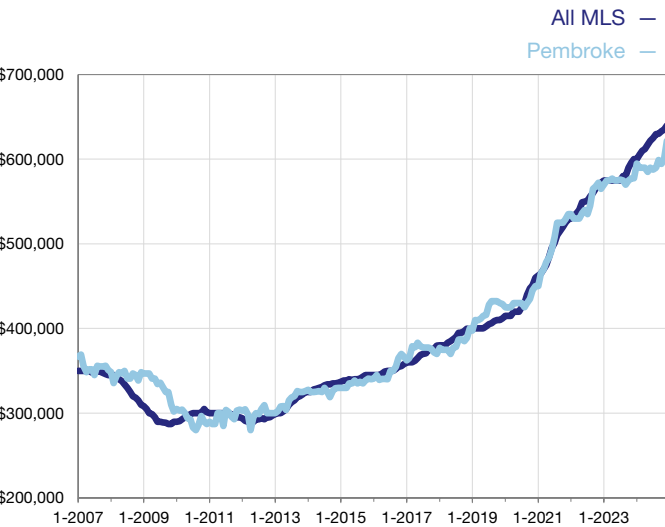
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	129	136	+ 5.4%
Closed Sales	9	13	+ 44.4%	130	138	+ 6.2%
Median Sales Price*	\$550,000	\$891,000	+ 62.0%	\$577,500	\$622,000	+ 7.7%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	27	29	+ 7.4%
Percent of Original List Price Received*	100.7%	100.2%	- 0.5%	99.6%	101.8%	+ 2.2%
New Listings	3	5	+ 66.7%	139	155	+ 11.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	33	38	+ 15.2%
Closed Sales	4	5	+ 25.0%	34	39	+ 14.7%
Median Sales Price*	\$513,563	\$500,000	- 2.6%	\$549,074	\$545,700	- 0.6%
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	22	14	- 36.4%	27	31	+ 14.8%
Percent of Original List Price Received*	100.6%	102.7%	+ 2.1%	101.4%	100.3%	- 1.1%
New Listings	1	0	- 100.0%	41	38	- 7.3%

* 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

