

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

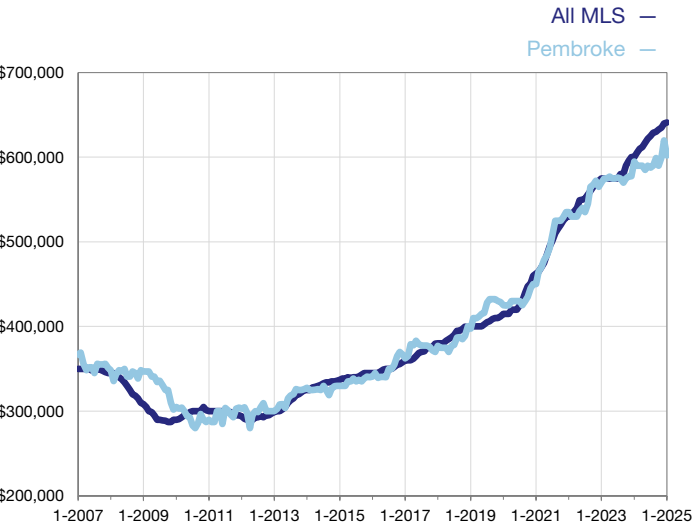
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	6	13	+ 116.7%
Closed Sales	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$794,500	\$650,000	- 18.2%	\$794,500	\$650,000	- 18.2%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	45	45	0.0%	45	45	0.0%
Percent of Original List Price Received*	96.1%	97.6%	+ 1.6%	96.1%	97.6%	+ 1.6%
New Listings	4	10	+ 150.0%	4	10	+ 150.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$600,000	\$0	- 100.0%	\$600,000	\$0	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	10	0	- 100.0%
Percent of Original List Price Received*	99.9%	0.0%	- 100.0%	99.9%	0.0%	- 100.0%
New Listings	0	4	--	0	4	--

\* 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

