

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

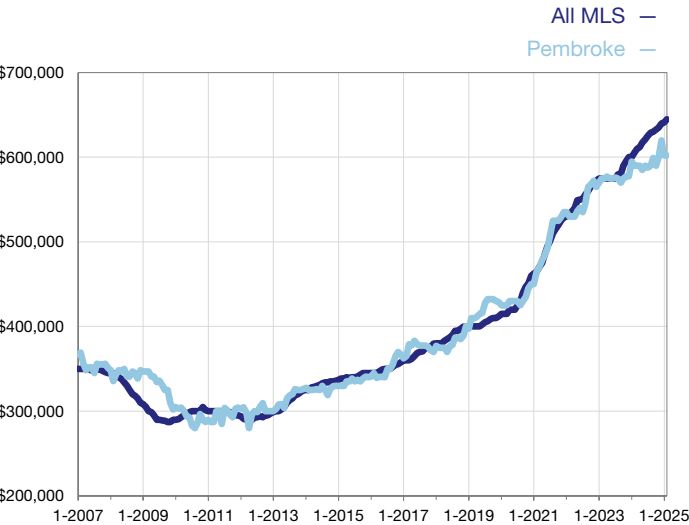
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	11	20	+ 81.8%
Closed Sales	2	12	+ 500.0%	12	16	+ 33.3%
Median Sales Price*	\$485,000	\$572,500	+ 18.0%	\$762,000	\$590,000	- 22.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	69	46	- 33.3%	49	46	- 6.1%
Percent of Original List Price Received*	93.9%	98.4%	+ 4.8%	95.7%	98.2%	+ 2.6%
New Listings	9	5	- 44.4%	13	15	+ 15.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	0	3	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$465,000	--	\$600,000	\$465,000	- 22.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	10	8	- 20.0%
Percent of Original List Price Received*	0.0%	100.7%	--	99.9%	100.7%	+ 0.8%
New Listings	2	2	0.0%	2	6	+ 200.0%

* 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

