

# Local Market Update – December 2025

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## Pembroke

### Single-Family Properties

| Key Metrics                              | December  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -   |
| Pending Sales                            | 3         | 15        | + 400.0% | 133          | 146       | + 9.8%  |
| Closed Sales                             | 13        | 16        | + 23.1%  | 139          | 134       | - 3.6%  |
| Median Sales Price*                      | \$891,000 | \$576,500 | - 35.3%  | \$620,000    | \$650,000 | + 4.8%  |
| Inventory of Homes for Sale              | 15        | 11        | - 26.7%  | --           | --        | --      |
| Months Supply of Inventory               | 1.4       | 0.9       | - 35.7%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 27        | 41        | + 51.9%  | 28           | 34        | + 21.4% |
| Percent of Original List Price Received* | 100.2%    | 95.7%     | - 4.5%   | 101.9%       | 100.0%    | - 1.9%  |
| New Listings                             | 5         | 10        | + 100.0% | 155          | 162       | + 4.5%  |

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

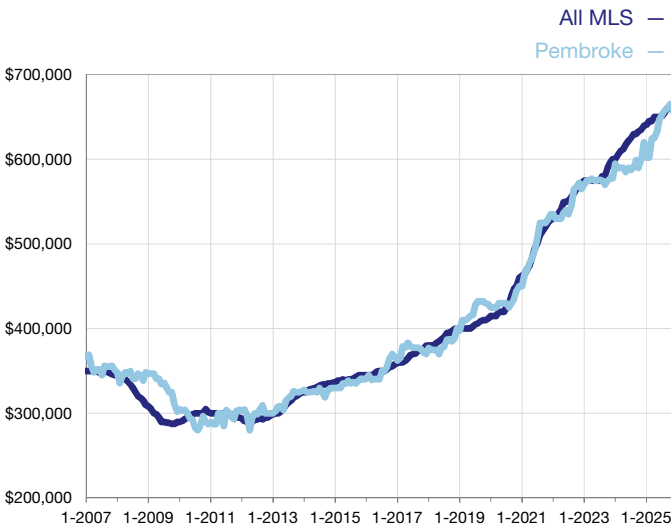
### Condominium Properties

| Key Metrics                              | December  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -   |
| Pending Sales                            | 0         | 2         | --       | 38           | 28        | - 26.3% |
| Closed Sales                             | 5         | 2         | - 60.0%  | 39           | 27        | - 30.8% |
| Median Sales Price*                      | \$500,000 | \$565,000 | + 13.0%  | \$545,700    | \$475,000 | - 13.0% |
| Inventory of Homes for Sale              | 2         | 5         | + 150.0% | --           | --        | --      |
| Months Supply of Inventory               | 0.6       | 2.1       | + 250.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 14        | 66        | + 371.4% | 31           | 36        | + 16.1% |
| Percent of Original List Price Received* | 102.7%    | 98.1%     | - 4.5%   | 100.3%       | 100.1%    | - 0.2%  |
| New Listings                             | 0         | 2         | --       | 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

