

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	12	+ 33.3%	19	19	0.0%
Closed Sales	12	8	- 33.3%	16	21	+ 31.3%
Median Sales Price*	\$572,500	\$664,950	+ 16.1%	\$590,000	\$675,000	+ 14.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	39	- 15.2%	46	31	- 32.6%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	98.2%	99.8%	+ 1.6%
New Listings	5	6	+ 20.0%	15	14	- 6.7%

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

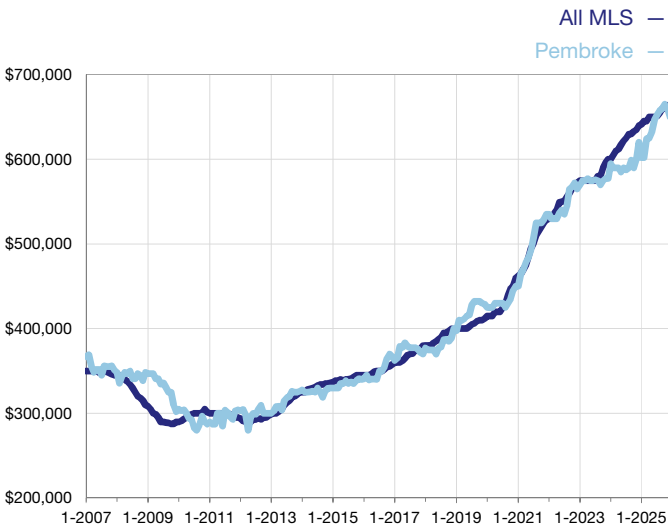
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	3	1	- 66.7%	3	3	0.0%
Median Sales Price*	\$465,000	\$575,000	+ 23.7%	\$465,000	\$575,000	+ 23.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	8	21	+ 162.5%	8	32	+ 300.0%
Percent of Original List Price Received*	100.7%	98.8%	- 1.9%	100.7%	100.0%	- 0.7%
New Listings	2	1	- 50.0%	6	1	- 83.3%

* 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

