

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pembroke

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	8	0.0%	27	25	- 7.4%
Closed Sales	9	7	- 22.2%	25	28	+ 12.0%
Median Sales Price*	\$750,000	<b>\$725,000</b>	- 3.3%	\$625,000	<b>\$677,500</b>	+ 8.4%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	44	22	- 50.0%	45	29	- 35.6%
Percent of Original List Price Received*	100.3%	<b>101.9%</b>	+ 1.6%	98.9%	<b>100.3%</b>	+ 1.4%
New Listings	9	9	0.0%	24	23	- 4.2%

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

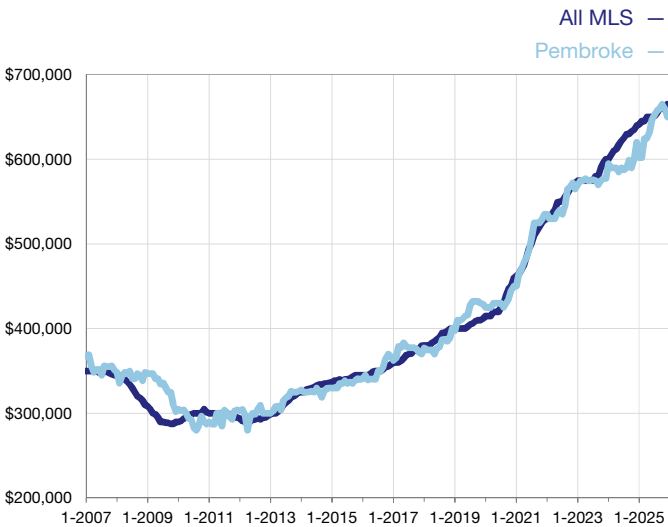
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	7	+ 16.7%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Median Sales Price*	\$479,900	<b>\$550,000</b>	+ 14.6%	\$472,450	<b>\$562,500</b>	+ 19.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	128	+ 236.8%	16	80	+ 400.0%
Percent of Original List Price Received*	100.0%	<b>95.7%</b>	- 4.3%	100.5%	<b>97.8%</b>	- 2.7%
New Listings	3	3	0.0%	9	5	- 44.4%

\* 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

