

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

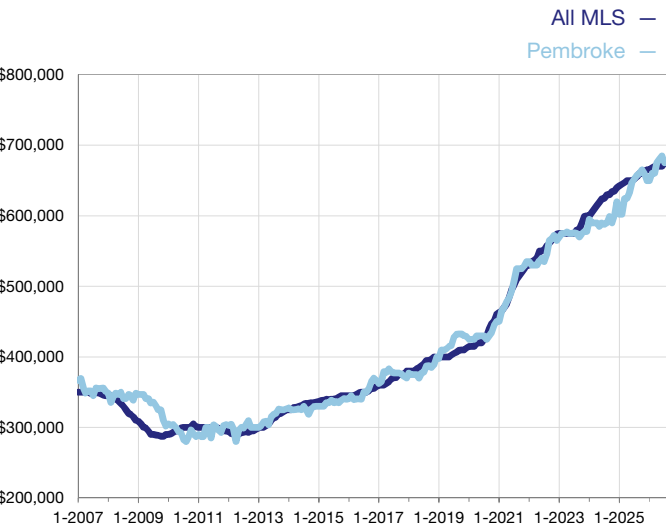
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	20	+ 42.9%	88	102	+ 15.9%
Closed Sales	15	15	0.0%	81	91	+ 12.3%
Median Sales Price*	\$690,000	\$590,000	- 14.5%	\$665,000	\$700,000	+ 5.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	33	30	- 9.1%
Percent of Original List Price Received*	101.7%	99.8%	- 1.9%	100.6%	101.2%	+ 0.6%
New Listings	17	24	+ 41.2%	107	118	+ 10.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	21	20	- 4.8%
Closed Sales	2	1	- 50.0%	19	18	- 5.3%
Median Sales Price*	\$445,000	\$735,000	+ 65.2%	\$480,000	\$492,500	+ 2.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 42.9%	28	42	+ 50.0%
Percent of Original List Price Received*	99.2%	101.4%	+ 2.2%	100.8%	98.6%	- 2.2%
New Listings	4	4	0.0%	25	22	- 12.0%

* 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

