

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pembroke

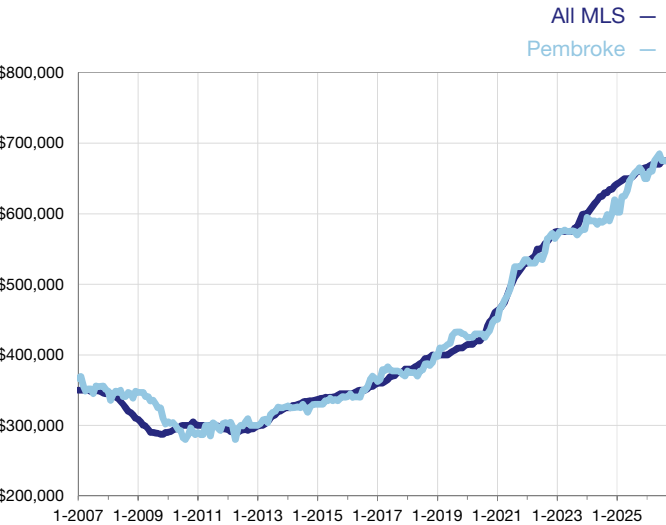
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	19	+ 18.8%	104	118	+ 13.5%
Closed Sales	13	20	+ 53.8%	94	111	+ 18.1%
Median Sales Price*	\$655,000	\$622,500	- 5.0%	\$662,500	\$680,000	+ 2.6%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	32	29	- 9.4%
Percent of Original List Price Received*	100.2%	100.1%	- 0.1%	100.6%	101.0%	+ 0.4%
New Listings	15	23	+ 53.3%	122	141	+ 15.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	23	23	0.0%
Closed Sales	3	2	- 33.3%	22	20	- 9.1%
Median Sales Price*	\$450,000	\$722,450	+ 60.5%	\$477,450	\$525,000	+ 10.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	89	19	- 78.7%	36	40	+ 11.1%
Percent of Original List Price Received*	94.1%	100.0%	+ 6.3%	99.9%	98.7%	- 1.2%
New Listings	2	4	+ 100.0%	27	25	- 7.4%

* 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

