Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Pembroke

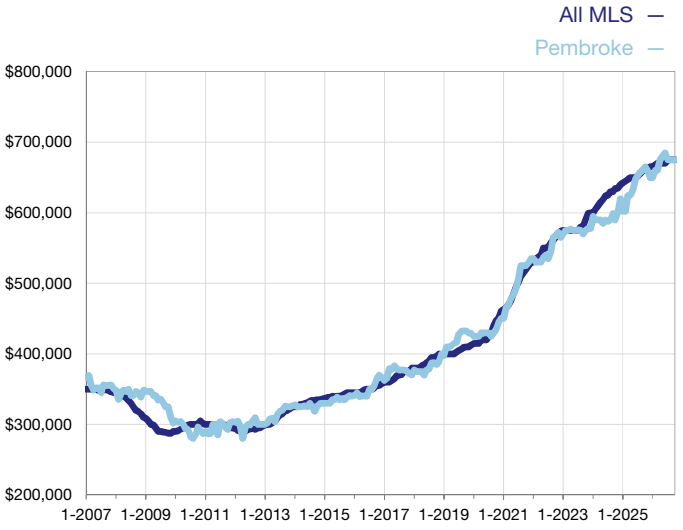
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**15**	+ 7.1%	118	**129**	+ 9.3%
Closed Sales	12	**20**	+ 66.7%	106	**131**	+ 23.6%
Median Sales Price*	$582,500	**$625,000**	+ 7.3%	$657,500	**$680,000**	+ 3.4%
Inventory of Homes for Sale	23	**18**	- 21.7%	--	--	--
Months Supply of Inventory	2.1	**1.4**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	**28**	- 12.5%	32	**29**	- 9.4%
Percent of Original List Price Received*	102.2%	**99.8%**	- 2.3%	100.8%	**100.8%**	0.0%
New Listings	16	**10**	- 37.5%	138	**150**	+ 8.7%

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

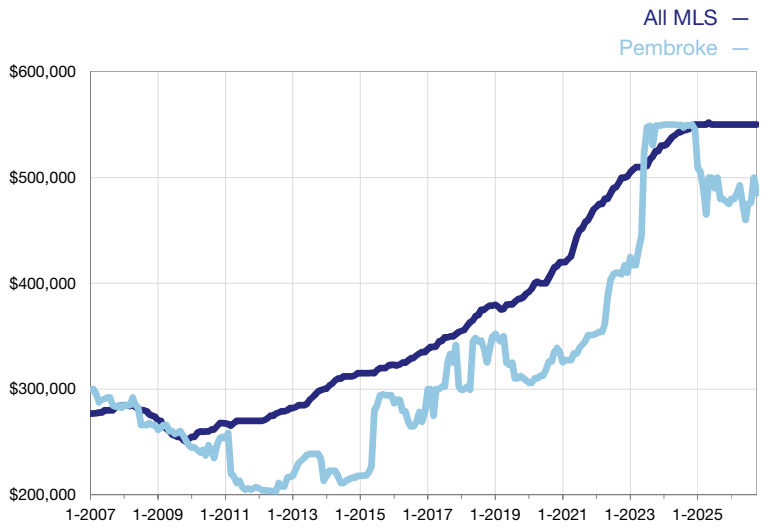
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**6**	+ 500.0%	24	**27**	+ 12.5%
Closed Sales	3	**3**	0.0%	25	**23**	- 8.0%
Median Sales Price*	$361,000	**$445,000**	+ 23.3%	$475,000	**$485,000**	+ 2.1%
Inventory of Homes for Sale	6	**4**	- 33.3%	--	--	--
Months Supply of Inventory	2.3	**1.4**	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	21	**48**	+ 128.6%	34	**41**	+ 20.6%
Percent of Original List Price Received*	102.7%	**91.8%**	- 10.6%	100.2%	**97.8%**	- 2.4%
New Listings	3	**3**	0.0%	30	**28**	- 6.7%

* 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



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