

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	6	- 25.0%	140	104	- 25.7%
Closed Sales	14	7	- 50.0%	136	100	- 26.5%
Median Sales Price*	\$576,500	<b>\$599,000</b>	+ 3.9%	\$480,000	<b>\$510,000</b>	+ 6.3%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	62	49	- 21.0%	28	30	+ 7.1%
Percent of Original List Price Received*	100.6%	98.8%	- 1.8%	104.3%	102.8%	- 1.4%
New Listings	6	5	- 16.7%	142	128	- 9.9%

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

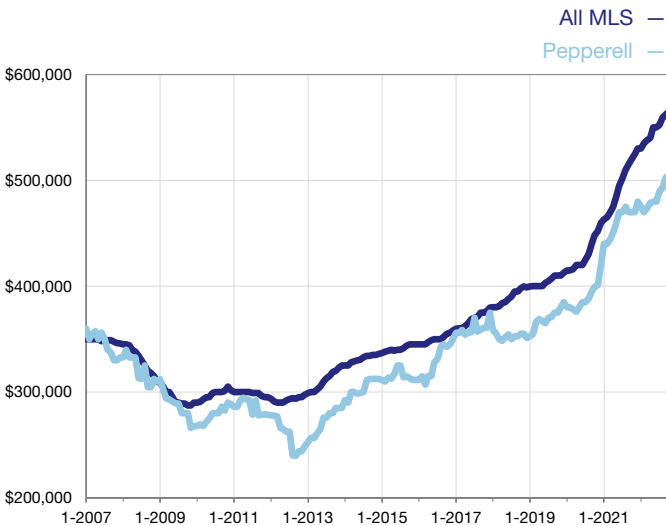
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	29	12	- 58.6%
Closed Sales	3	2	- 33.3%	27	15	- 44.4%
Median Sales Price*	\$375,000	<b>\$313,050</b>	- 16.5%	\$351,000	<b>\$441,000</b>	+ 25.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	12	- 52.0%	38	38	0.0%
Percent of Original List Price Received*	106.0%	102.5%	- 3.3%	103.6%	105.8%	+ 2.1%
New Listings	2	1	- 50.0%	32	13	- 59.4%

\* 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

