

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	8	+ 700.0%	1	8	+ 700.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$452,500	\$570,000	+ 26.0%	\$452,500	\$570,000	+ 26.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	30	40	+ 33.3%
Percent of Original List Price Received*	103.6%	99.1%	- 4.3%	103.6%	99.1%	- 4.3%
New Listings	4	2	- 50.0%	4	2	- 50.0%

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

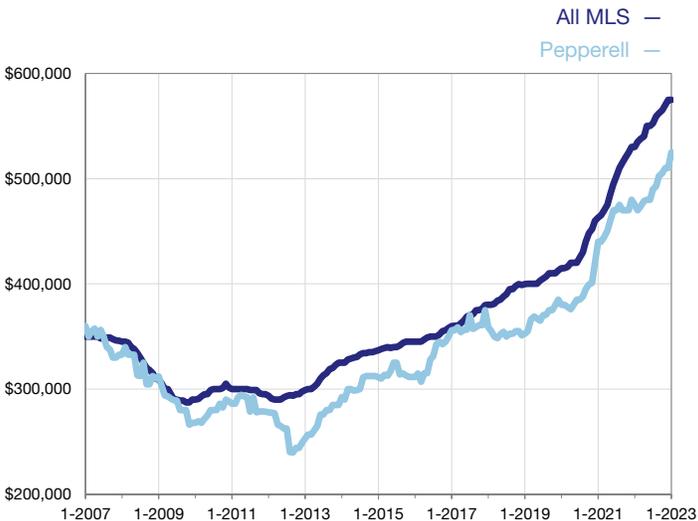
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$450,000	\$258,000	- 42.7%	\$450,000	\$258,000	- 42.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	5	17	+ 240.0%	5	17	+ 240.0%
Percent of Original List Price Received*	102.3%	105.3%	+ 2.9%	102.3%	105.3%	+ 2.9%
New Listings	0	2	--	0	2	--

* 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

