

# Local Market Update – April 2021

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## Pepperell

### Single-Family Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 15        | 13               | - 13.3% | 47           | 42               | - 10.6% |
| Closed Sales                             | 6         | 10               | + 66.7% | 24           | 33               | + 37.5% |
| Median Sales Price*                      | \$369,500 | <b>\$455,500</b> | + 23.3% | \$354,250    | <b>\$480,000</b> | + 35.5% |
| Inventory of Homes for Sale              | 25        | 5                | - 80.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.3       | 0.4              | - 82.6% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 55        | 14               | - 74.5% | 72           | 26               | - 63.9% |
| Percent of Original List Price Received* | 99.0%     | <b>104.5%</b>    | + 5.6%  | 98.3%        | <b>103.9%</b>    | + 5.7%  |
| New Listings                             | 14        | 14               | 0.0%    | 58           | 41               | - 29.3% |

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

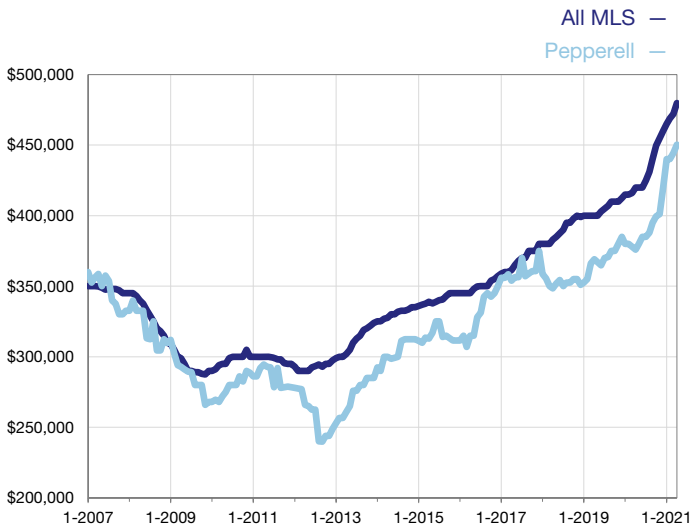
### Condominium Properties

| Key Metrics                              | April     |             |          | Year to Date |                  |          |
|--|-----------|-------------|----------|--------------|------------------|----------|
|  | 2020      | 2021        | + / -    | 2020         | 2021             | + / -    |
| Pending Sales                            | 0         | 3           | --       | 3            | 13               | + 333.3% |
| Closed Sales                             | 1         | 0           | - 100.0% | 4            | 3                | - 25.0%  |
| Median Sales Price*                      | \$272,000 | <b>\$0</b>  | - 100.0% | \$268,500    | <b>\$316,000</b> | + 17.7%  |
| Inventory of Homes for Sale              | 5         | 5           | 0.0%     | --           | --               | --       |
| Months Supply of Inventory               | 2.8       | 2.7         | - 3.6%   | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 22        | 0           | - 100.0% | 52           | 98               | + 88.5%  |
| Percent of Original List Price Received* | 101.1%    | <b>0.0%</b> | - 100.0% | 99.4%        | <b>103.1%</b>    | + 3.7%   |
| New Listings                             | 0         | 2           | --       | 5            | 17               | + 240.0% |

\* 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

