

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	15	- 21.1%	66	57	- 13.6%
Closed Sales	19	10	- 47.4%	43	43	0.0%
Median Sales Price*	\$386,000	<b>\$510,500</b>	+ 32.3%	\$375,000	<b>\$491,000</b>	+ 30.9%
Inventory of Homes for Sale	22	2	- 90.9%	--	--	--
Months Supply of Inventory	2.0	0.1	- 95.0%	--	--	--
Cumulative Days on Market Until Sale	53	18	- 66.0%	63	24	- 61.9%
Percent of Original List Price Received*	97.4%	<b>108.6%</b>	+ 11.5%	97.9%	<b>105.0%</b>	+ 7.3%
New Listings	18	12	- 33.3%	76	53	- 30.3%

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

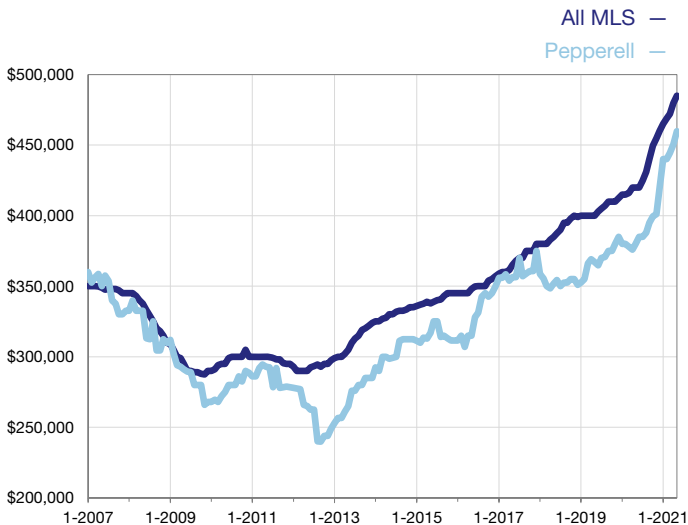
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	4	16	+ 300.0%
Closed Sales	0	3	--	4	6	+ 50.0%
Median Sales Price*	\$0	<b>\$292,000</b>	--	\$268,500	<b>\$311,250</b>	+ 15.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	52	58	+ 11.5%
Percent of Original List Price Received*	0.0%	<b>104.0%</b>	--	99.4%	<b>103.6%</b>	+ 4.2%
New Listings	2	2	0.0%	7	19	+ 171.4%

\* 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

