

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	13	- 13.3%	132	100	- 24.2%
Closed Sales	13	9	- 30.8%	122	93	- 23.8%
Median Sales Price*	\$499,000	\$520,000	+ 4.2%	\$477,500	\$507,000	+ 6.2%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	24	29	+ 20.8%
Percent of Original List Price Received*	101.2%	100.3%	- 0.9%	104.7%	103.1%	- 1.5%
New Listings	7	8	+ 14.3%	136	124	- 8.8%

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

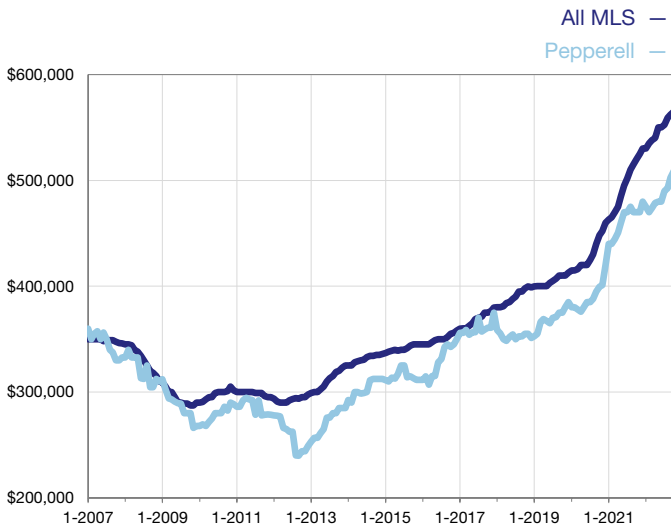
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	27	11	- 59.3%
Closed Sales	1	2	+ 100.0%	24	13	- 45.8%
Median Sales Price*	\$220,000	\$352,500	+ 60.2%	\$330,500	\$445,000	+ 34.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	40	42	+ 5.0%
Percent of Original List Price Received*	110.1%	103.4%	- 6.1%	103.3%	106.3%	+ 2.9%
New Listings	1	2	+ 100.0%	30	12	- 60.0%

* 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

