

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	26	32	+ 23.1%
Closed Sales	6	9	+ 50.0%	27	26	- 3.7%
Median Sales Price*	\$478,750	<b>\$539,900</b>	+ 12.8%	\$463,500	<b>\$502,500</b>	+ 8.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	25	<b>35</b>	+ 40.0%	35	<b>46</b>	+ 31.4%
Percent of Original List Price Received*	96.4%	<b>99.2%</b>	+ 2.9%	102.2%	<b>98.6%</b>	- 3.5%
New Listings	9	5	- 44.4%	28	24	- 14.3%

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

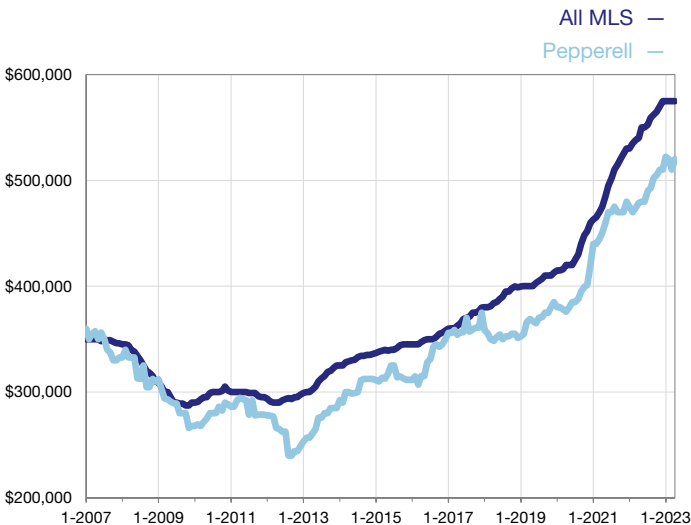
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	3	7	+ 133.3%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$260,000	<b>\$451,000</b>	+ 73.5%	\$380,000	<b>\$335,000</b>	- 11.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>3</b>	- 87.5%	49	<b>10</b>	- 79.6%
Percent of Original List Price Received*	102.0%	<b>106.1%</b>	+ 4.0%	103.6%	<b>105.9%</b>	+ 2.2%
New Listings	2	1	- 50.0%	4	6	+ 50.0%

\* 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

