

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	36	40	+ 11.1%
Closed Sales	9	11	+ 22.2%	36	37	+ 2.8%
Median Sales Price*	\$530,000	\$600,000	+ 13.2%	\$495,750	\$535,000	+ 7.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	31	40	+ 29.0%
Percent of Original List Price Received*	109.9%	101.7%	- 7.5%	104.1%	99.5%	- 4.4%
New Listings	14	10	- 28.6%	42	34	- 19.0%

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

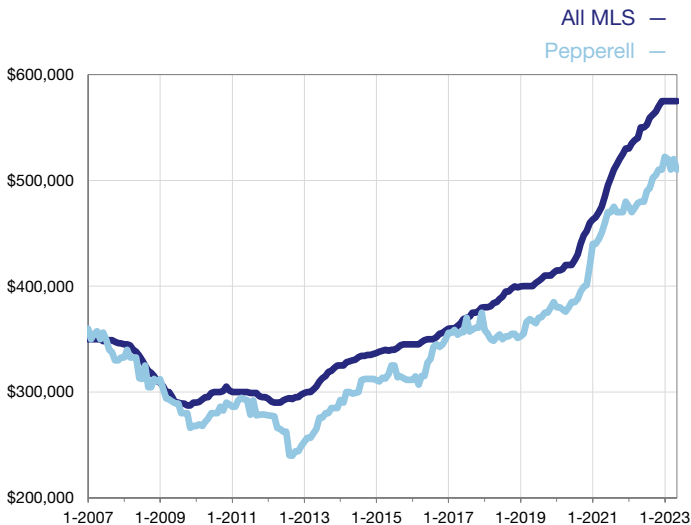
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	8	+ 100.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$425,000	\$360,000	- 15.3%	\$425,000	\$347,500	- 18.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	7	13	+ 85.7%	41	11	- 73.2%
Percent of Original List Price Received*	106.3%	120.0%	+ 12.9%	104.2%	109.5%	+ 5.1%
New Listings	1	2	+ 100.0%	4	8	+ 100.0%

* 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

