

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	5	- 70.6%	60	52	- 13.3%
Closed Sales	8	14	+ 75.0%	55	57	+ 3.6%
Median Sales Price*	\$552,500	\$698,750	+ 26.5%	\$500,000	\$545,000	+ 9.0%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	28	33	+ 17.9%
Percent of Original List Price Received*	100.7%	103.4%	+ 2.7%	104.5%	100.2%	- 4.1%
New Listings	14	6	- 57.1%	76	50	- 34.2%

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

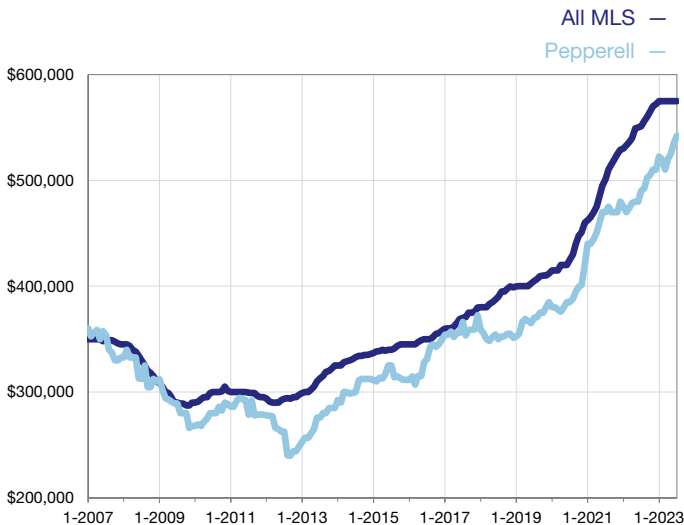
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	7	10	+ 42.9%
Closed Sales	2	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$347,500	\$0	- 100.0%	\$425,000	\$335,000	- 21.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	33	11	- 66.7%
Percent of Original List Price Received*	114.9%	0.0%	- 100.0%	107.2%	108.2%	+ 0.9%
New Listings	1	2	+ 100.0%	7	11	+ 57.1%

* 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

