

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	68	57	- 16.2%
Closed Sales	13	7	- 46.2%	68	64	- 5.9%
Median Sales Price*	\$510,000	\$489,000	- 4.1%	\$508,500	\$542,450	+ 6.7%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	28	32	+ 14.3%
Percent of Original List Price Received*	101.4%	95.5%	- 5.8%	103.9%	99.7%	- 4.0%
New Listings	11	10	- 9.1%	87	60	- 31.0%

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

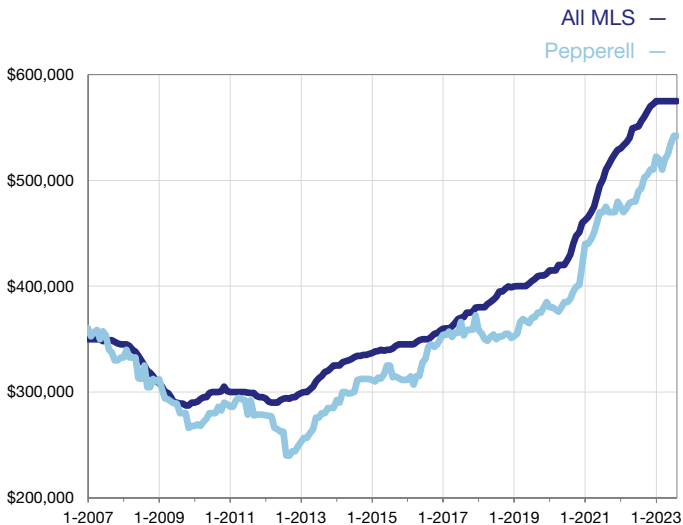
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	8	12	+ 50.0%
Closed Sales	4	1	- 75.0%	11	6	- 45.5%
Median Sales Price*	\$502,450	\$230,000	- 54.2%	\$445,000	\$327,500	- 26.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	119	7	- 94.1%	64	10	- 84.4%
Percent of Original List Price Received*	107.2%	115.0%	+ 7.3%	107.2%	109.3%	+ 2.0%
New Listings	0	1	--	7	12	+ 71.4%

* 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

