

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	87	75	- 13.8%
Closed Sales	8	11	+ 37.5%	84	81	- 3.6%
Median Sales Price*	\$482,000	<b>\$511,000</b>	+ 6.0%	\$506,000	<b>\$539,900</b>	+ 6.7%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	26	101	+ 288.5%	28	40	+ 42.9%
Percent of Original List Price Received*	101.1%	99.3%	- 1.8%	103.3%	100.1%	- 3.1%
New Listings	7	7	0.0%	114	77	- 32.5%

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

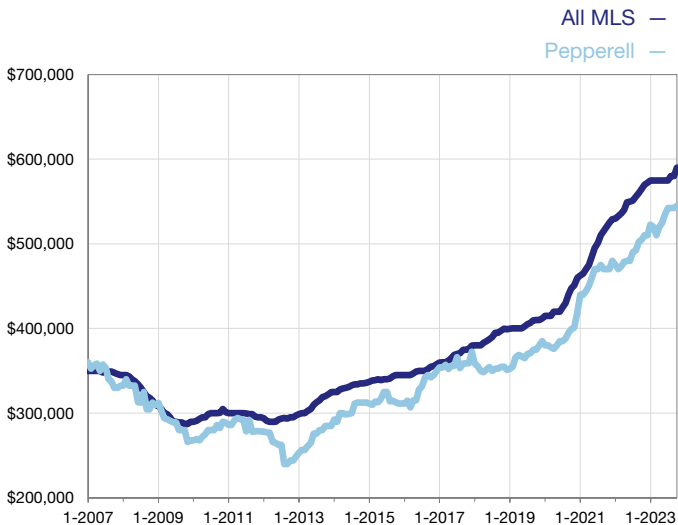
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	9	15	+ 66.7%
Closed Sales	1	1	0.0%	12	11	- 8.3%
Median Sales Price*	\$599,900	<b>\$361,000</b>	- 39.8%	\$447,500	<b>\$360,000</b>	- 19.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.4	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	76	8	- 89.5%	65	18	- 72.3%
Percent of Original List Price Received*	96.0%	116.5%	+ 21.4%	106.3%	106.0%	- 0.3%
New Listings	2	0	- 100.0%	9	18	+ 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

