

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	98	79	- 19.4%
Closed Sales	9	7	- 22.2%	93	88	- 5.4%
Median Sales Price*	\$520,000	<b>\$540,000</b>	+ 3.8%	\$507,000	<b>\$539,950</b>	+ 6.5%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.8	<b>1.2</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	<b>24</b>	- 29.4%	29	<b>39</b>	+ 34.5%
Percent of Original List Price Received*	100.3%	<b>102.4%</b>	+ 2.1%	103.0%	<b>100.3%</b>	- 2.6%
New Listings	7	7	0.0%	121	84	- 30.6%

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

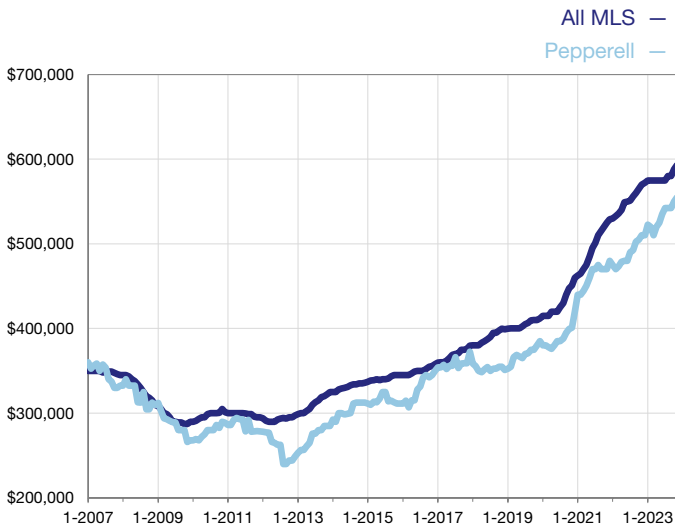
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	11	15	+ 36.4%
Closed Sales	2	3	+ 50.0%	14	14	0.0%
Median Sales Price*	\$352,500	<b>\$330,000</b>	- 6.4%	\$447,500	<b>\$347,500</b>	- 22.3%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	<b>2.5</b>	+ 257.1%	--	--	--
Cumulative Days on Market Until Sale	13	<b>45</b>	+ 246.2%	58	<b>24</b>	- 58.6%
Percent of Original List Price Received*	103.4%	<b>104.8%</b>	+ 1.4%	105.9%	<b>105.7%</b>	- 0.2%
New Listings	2	0	- 100.0%	11	18	+ 63.6%

\* 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

