

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

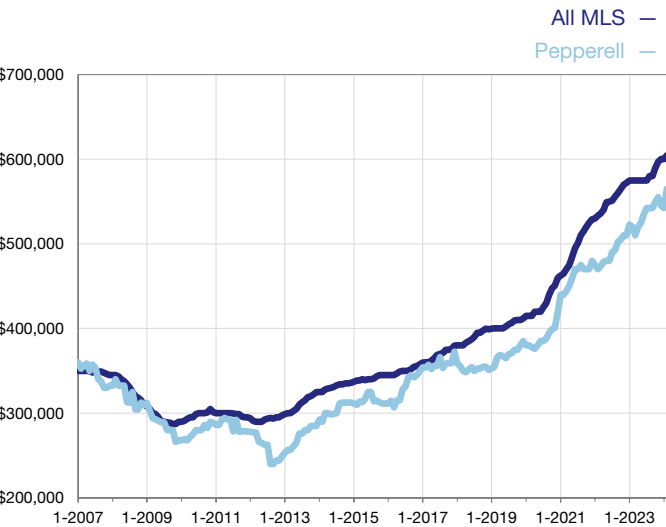
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	13	9	- 30.8%
Closed Sales	6	4	- 33.3%	11	8	- 27.3%
Median Sales Price*	\$415,000	\$580,000	+ 39.8%	\$430,000	\$597,000	+ 38.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	86	33	- 61.6%	65	25	- 61.5%
Percent of Original List Price Received*	91.3%	100.2%	+ 9.7%	94.8%	101.3%	+ 6.9%
New Listings	8	10	+ 25.0%	10	15	+ 50.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$335,000	\$0	- 100.0%	\$296,500	\$543,500	+ 83.3%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	1.4	4.7	+ 235.7%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	13	28	+ 115.4%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	105.8%	100.8%	- 4.7%
New Listings	2	5	+ 150.0%	4	5	+ 25.0%

* 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

