

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

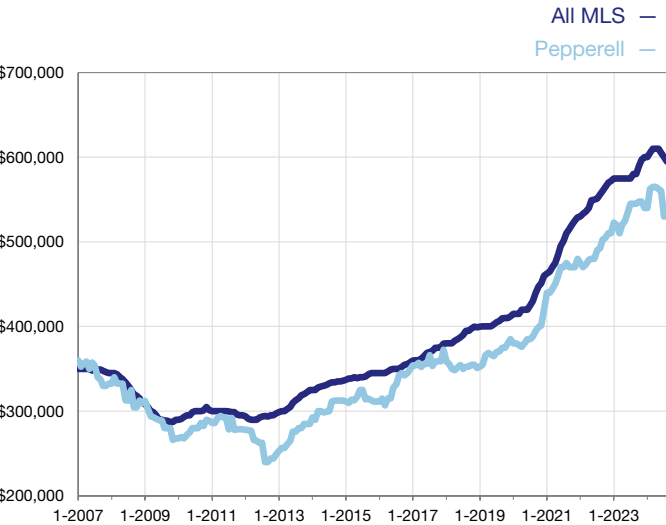
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	11	+ 175.0%	56	59	+ 5.4%
Closed Sales	7	8	+ 14.3%	65	47	- 27.7%
Median Sales Price*	\$489,000	\$635,000	+ 29.9%	\$545,000	\$585,000	+ 7.3%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	32	24	- 25.0%
Percent of Original List Price Received*	95.5%	101.9%	+ 6.7%	99.8%	102.6%	+ 2.8%
New Listings	10	10	0.0%	60	71	+ 18.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	10	12	+ 20.0%
Closed Sales	1	1	0.0%	6	10	+ 66.7%
Median Sales Price*	\$230,000	\$327,000	+ 42.2%	\$327,500	\$414,950	+ 26.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	7	10	+ 42.9%	10	22	+ 120.0%
Percent of Original List Price Received*	115.0%	109.0%	- 5.2%	109.3%	103.1%	- 5.7%
New Listings	1	2	+ 100.0%	12	21	+ 75.0%

* 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

