

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

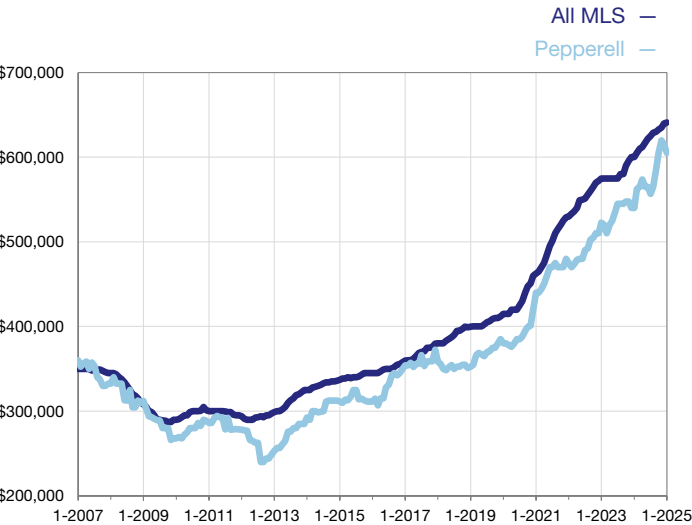
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$597,000	\$495,000	- 17.1%	\$597,000	\$495,000	- 17.1%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	17	20	+ 17.6%
Percent of Original List Price Received*	102.4%	103.1%	+ 0.7%	102.4%	103.1%	+ 0.7%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$543,500	\$530,450	- 2.4%	\$543,500	\$530,450	- 2.4%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	28	45	+ 60.7%
Percent of Original List Price Received*	100.8%	101.5%	+ 0.7%	100.8%	101.5%	+ 0.7%
New Listings	0	6	--	0	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

