

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

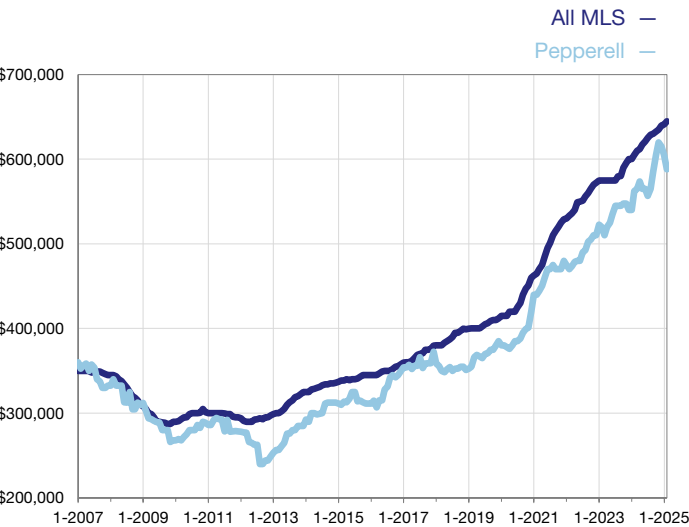
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	10	+ 42.9%	8	14	+ 75.0%
Closed Sales				4	6	+ 50.0%	8	12	+ 50.0%
Median Sales Price*				\$580,000	\$460,000	- 20.7%	\$597,000	\$460,000	- 22.9%
Inventory of Homes for Sale				13	6	- 53.8%	--	--	--
Months Supply of Inventory				2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale				33	50	+ 51.5%	25	35	+ 40.0%
Percent of Original List Price Received*				100.2%	100.3%	+ 0.1%	101.3%	101.7%	+ 0.4%
New Listings				10	5	- 50.0%	15	12	- 20.0%

\* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	2	--	0	2	--
Closed Sales				0	0	--	1	2	+ 100.0%
Median Sales Price*				\$0	\$0	--	\$543,500	\$530,450	- 2.4%
Inventory of Homes for Sale				8	4	- 50.0%	--	--	--
Months Supply of Inventory				4.7	2.2	- 53.2%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	28	45	+ 60.7%
Percent of Original List Price Received*				0.0%	0.0%	--	100.8%	101.5%	+ 0.7%
New Listings				5	0	- 100.0%	5	6	+ 20.0%

\* 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

