

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	14	+ 40.0%	47	59	+ 25.5%
Closed Sales	9	11	+ 22.2%	39	55	+ 41.0%
Median Sales Price*	\$585,000	\$675,000	+ 15.4%	\$573,500	\$631,003	+ 10.0%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	23	44	+ 91.3%	26	46	+ 76.9%
Percent of Original List Price Received*	100.1%	103.0%	+ 2.9%	102.8%	101.5%	- 1.3%
New Listings	9	11	+ 22.2%	61	60	- 1.6%

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

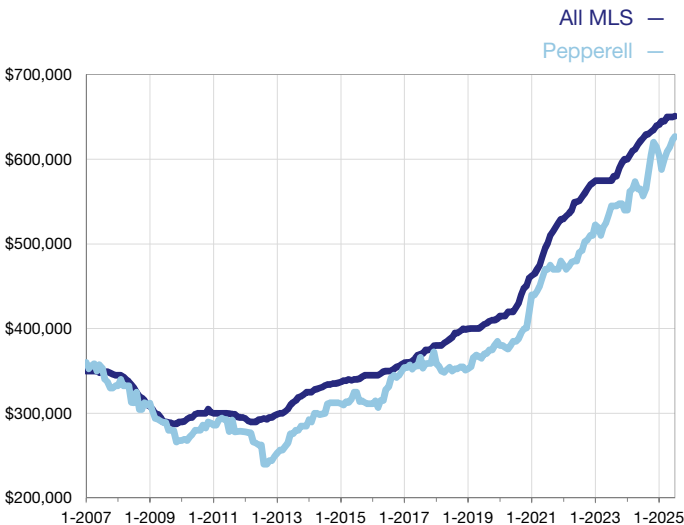
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	9	9	0.0%
Closed Sales	2	1	- 50.0%	9	9	0.0%
Median Sales Price*	\$432,450	\$365,000	- 15.6%	\$440,000	\$365,000	- 17.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	23	65	+ 182.6%
Percent of Original List Price Received*	98.6%	98.9%	+ 0.3%	102.5%	98.1%	- 4.3%
New Listings	3	2	- 33.3%	19	15	- 21.1%

* 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

