

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pepperell

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	8	+ 60.0%	91	110	+ 20.9%
Closed Sales	8	13	+ 62.5%	87	111	+ 27.6%
Median Sales Price*	\$566,500	<b>\$650,000</b>	+ 14.7%	\$615,000	<b>\$620,000</b>	+ 0.8%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	26	36	+ 38.5%
Percent of Original List Price Received*	101.9%	98.8%	- 3.0%	101.6%	100.9%	- 0.7%
New Listings	4	3	- 25.0%	107	112	+ 4.7%

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

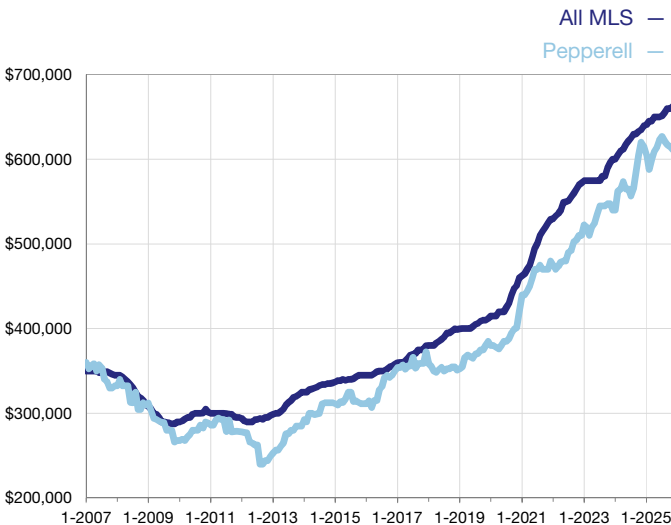
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	16	19	+ 18.8%
Closed Sales	1	2	+ 100.0%	15	20	+ 33.3%
Median Sales Price*	\$438,900	<b>\$386,750</b>	- 11.9%	\$438,900	<b>\$373,500</b>	- 14.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	44	51	+ 15.9%
Percent of Original List Price Received*	97.6%	96.2%	- 1.4%	100.5%	97.9%	- 2.6%
New Listings	0	1	--	25	24	- 4.0%

\* 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

