

# Local Market Update – February 2026

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## Pepperell

### Single-Family Properties

| Key Metrics                              | February  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Pending Sales                            | 9         | 6         | - 33.3% | 13           | 12        | - 7.7%  |
| Closed Sales                             | 6         | 8         | + 33.3% | 12           | 12        | 0.0%    |
| Median Sales Price*                      | \$460,000 | \$555,000 | + 20.7% | \$460,000    | \$617,500 | + 34.2% |
| Inventory of Homes for Sale              | 7         | 5         | - 28.6% | --           | --        | --      |
| Months Supply of Inventory               | 0.9       | 0.6       | - 33.3% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 50        | 51        | + 2.0%  | 35           | 49        | + 40.0% |
| Percent of Original List Price Received* | 100.3%    | 102.8%    | + 2.5%  | 101.7%       | 101.5%    | - 0.2%  |
| New Listings                             | 5         | 5         | 0.0%    | 12           | 14        | + 16.7% |

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

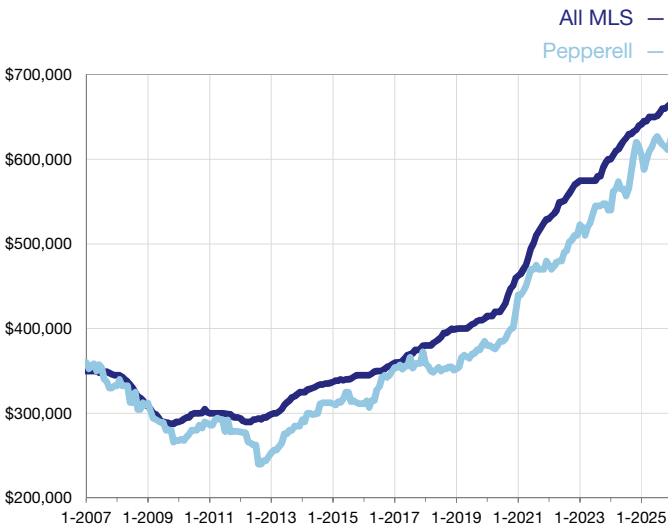
### Condominium Properties

| Key Metrics                              | February |      |         | Year to Date |           |         |
|--|----------|------|---------|--------------|-----------|---------|
|  | 2025     | 2026 | + / -   | 2025         | 2026      | + / -   |
| Pending Sales                            | 2        | 2    | 0.0%    | 2            | 3         | + 50.0% |
| Closed Sales                             | 0        | 0    | --      | 2            | 1         | - 50.0% |
| Median Sales Price*                      | \$0      | \$0  | --      | \$530,450    | \$520,000 | - 2.0%  |
| Inventory of Homes for Sale              | 3        | 1    | - 66.7% | --           | --        | --      |
| Months Supply of Inventory               | 1.7      | 0.5  | - 70.6% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 0        | 0    | --      | 45           | 18        | - 60.0% |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --      | 101.5%       | 101.0%    | - 0.5%  |
| New Listings                             | 0        | 1    | --      | 5            | 2         | - 60.0% |

\* 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

