

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	12	+ 140.0%	27	29	+ 7.4%
Closed Sales	8	3	- 62.5%	29	20	- 31.0%
Median Sales Price*	\$634,000	\$711,000	+ 12.1%	\$540,000	\$587,500	+ 8.8%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	48	25	- 47.9%	41	39	- 4.9%
Percent of Original List Price Received*	103.3%	105.0%	+ 1.6%	102.1%	102.7%	+ 0.6%
New Listings	13	7	- 46.2%	33	31	- 6.1%

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

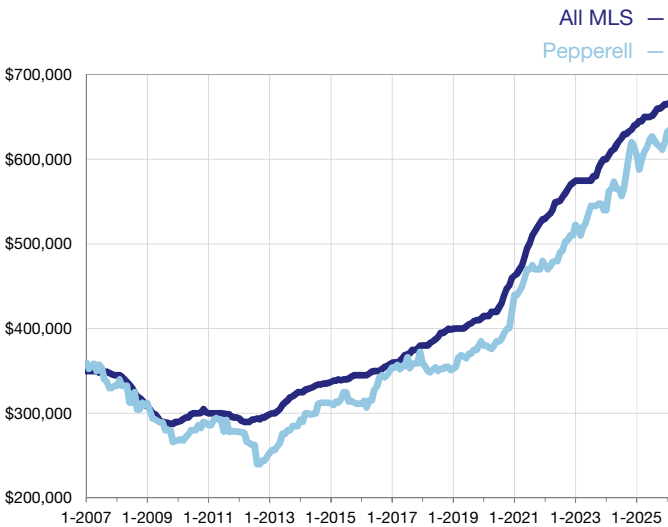
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	2	5	+ 150.0%
Closed Sales	0	2	--	4	4	0.0%
Median Sales Price*	\$0	\$416,500	--	\$425,000	\$416,500	- 2.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	87	49	- 43.7%
Percent of Original List Price Received*	0.0%	100.7%	--	100.8%	99.6%	- 1.2%
New Listings	4	1	- 75.0%	9	4	- 55.6%

* 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

