

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

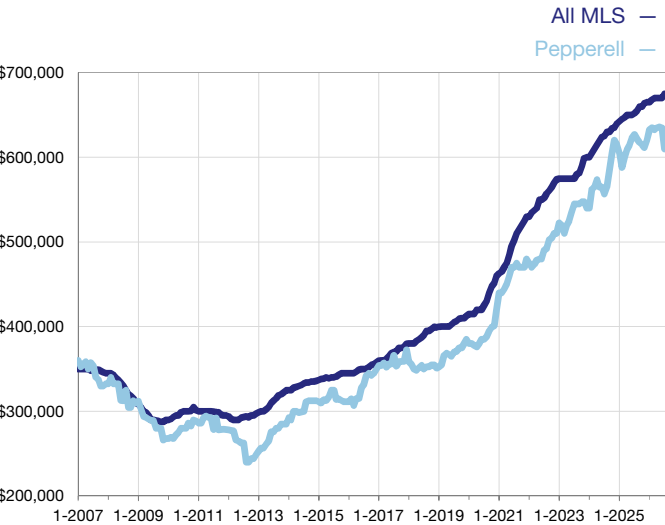
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	10	- 28.6%	69	70	+ 1.4%
Closed Sales	7	8	+ 14.3%	62	64	+ 3.2%
Median Sales Price*	\$545,000	\$609,250	+ 11.8%	\$622,500	\$609,750	- 2.0%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	43	30	- 30.2%
Percent of Original List Price Received*	99.5%	102.7%	+ 3.2%	101.3%	103.4%	+ 2.1%
New Listings	18	14	- 22.2%	78	86	+ 10.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	12	10	- 16.7%
Closed Sales	1	0	- 100.0%	10	9	- 10.0%
Median Sales Price*	\$368,000	\$0	- 100.0%	\$366,500	\$374,000	+ 2.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	63	56	- 11.1%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	97.7%	98.0%	+ 0.3%
New Listings	0	1	--	15	9	- 40.0%

* 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

