

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pepperell

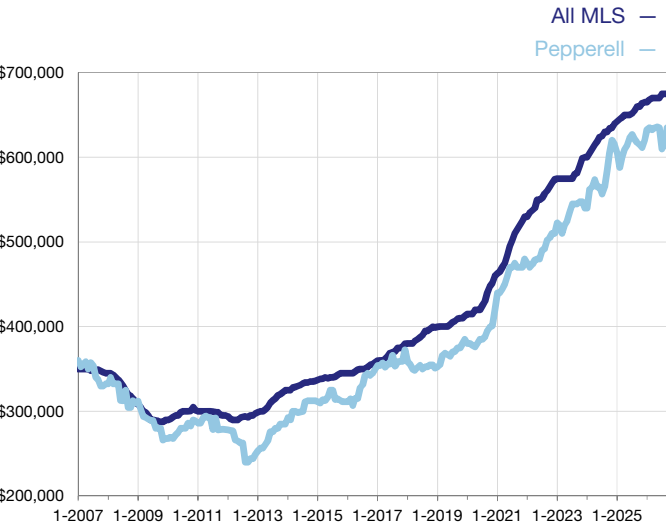
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	10	- 16.7%	81	80	- 1.2%
Closed Sales	16	12	- 25.0%	78	76	- 2.6%
Median Sales Price*	\$589,000	\$628,500	+ 6.7%	\$614,000	\$609,750	- 0.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	39	32	- 17.9%
Percent of Original List Price Received*	102.5%	99.3%	- 3.1%	101.5%	102.8%	+ 1.3%
New Listings	13	10	- 23.1%	91	96	+ 5.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	14	10	- 28.6%
Closed Sales	2	2	0.0%	12	11	- 8.3%
Median Sales Price*	\$428,500	\$410,000	- 4.3%	\$373,500	\$374,000	+ 0.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	60	89	+ 48.3%	63	62	- 1.6%
Percent of Original List Price Received*	99.9%	94.2%	- 5.7%	98.1%	97.3%	- 0.8%
New Listings	5	1	- 80.0%	20	10	- 50.0%

* 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

