Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Pepperell

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**9**	- 10.0%	91	**88**	- 3.3%
Closed Sales	10	**9**	- 10.0%	88	**85**	- 3.4%
Median Sales Price*	$600,900	**$645,000**	+ 7.3%	$614,000	**$610,000**	- 0.7%
Inventory of Homes for Sale	17	**14**	- 17.6%	--	--	--
Months Supply of Inventory	1.9	**1.6**	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	29	**31**	+ 6.9%	38	**32**	- 15.8%
Percent of Original List Price Received*	98.8%	**97.1%**	- 1.7%	101.2%	**102.2%**	+ 1.0%
New Listings	13	**9**	- 30.8%	104	**104**	0.0%

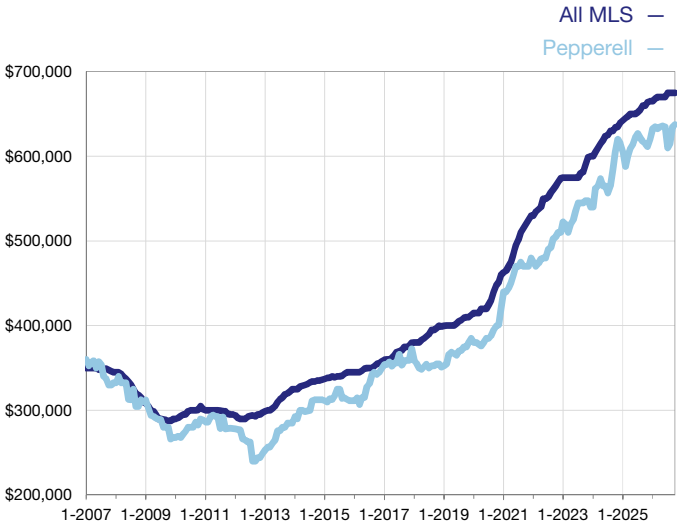
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

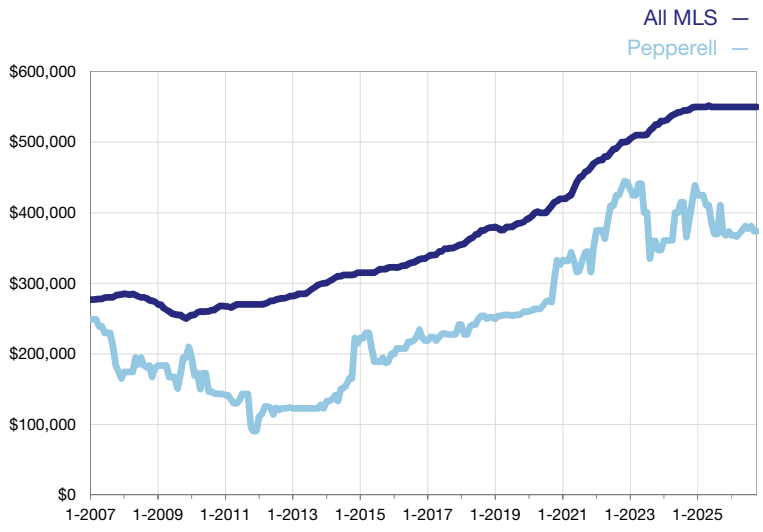
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	17	**11**	- 35.3%
Closed Sales	5	**1**	- 80.0%	17	**12**	- 29.4%
Median Sales Price*	$350,000	**$350,000**	0.0%	$368,000	**$362,000**	- 1.6%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	1.4	**1.5**	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	33	**41**	+ 24.2%	54	**61**	+ 13.0%
Percent of Original List Price Received*	98.8%	**98.6%**	- 0.2%	98.3%	**97.4%**	- 0.9%
New Listings	2	**1**	- 50.0%	22	**11**	- 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



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