

Pepperell 01463

ZIP code · MA · Massachusetts > Middlesex County > Pepperell

SELLER'S MARKET

\$629K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

152

SALES (12 MO)

\$535K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

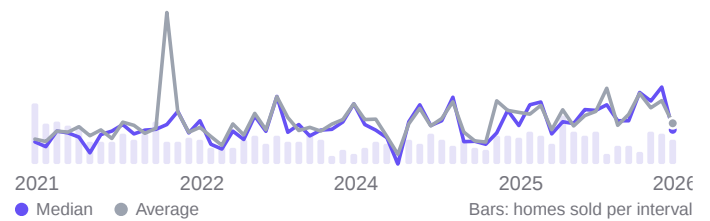
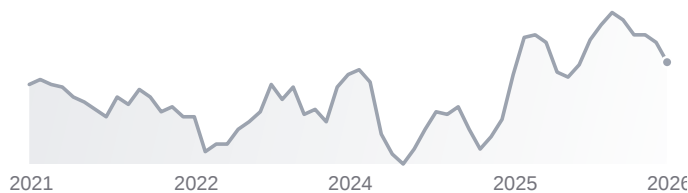
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$502K · Average \$537K

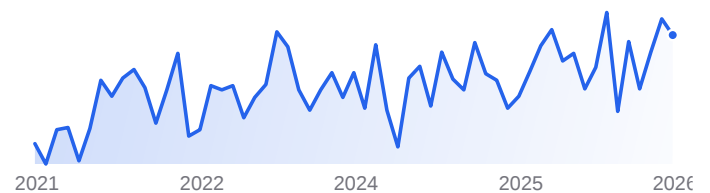
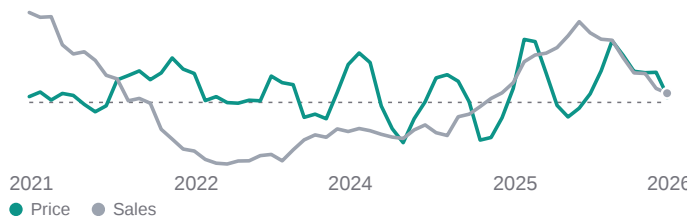


Growth (year over year)

Price +4.3% · Sales +5.6%

Price per square foot

\$301/ft²

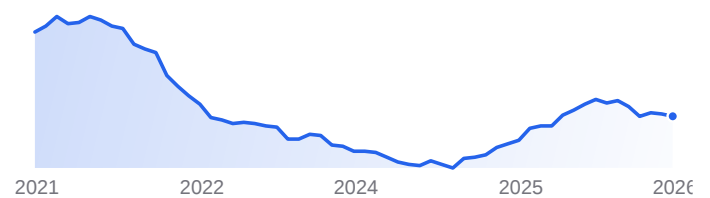
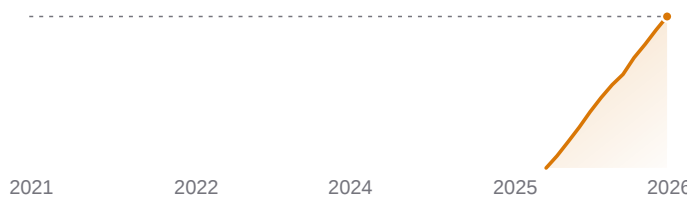


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

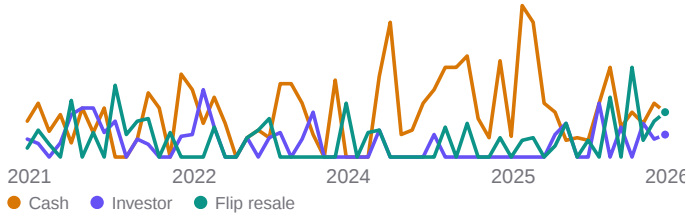
3.9%



BUYERS & OUTCOMES

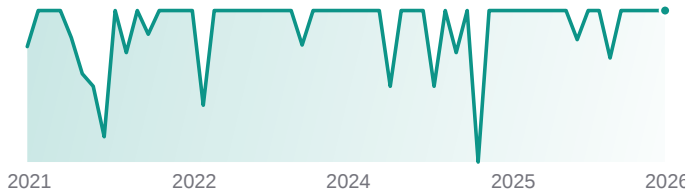
Buyer mix

Cash 17% · Investor 8.3% · Flip resale 17%



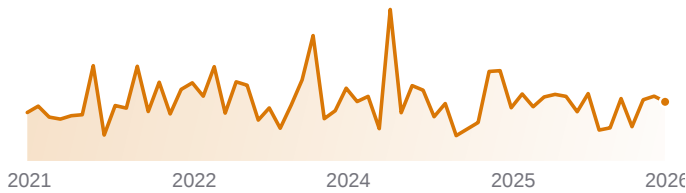
Sellers who sold at a gain

100%

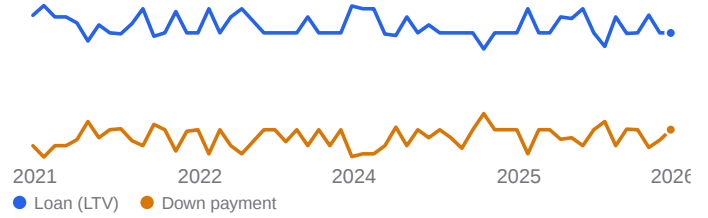


Median annualized return at resale

+5.1%

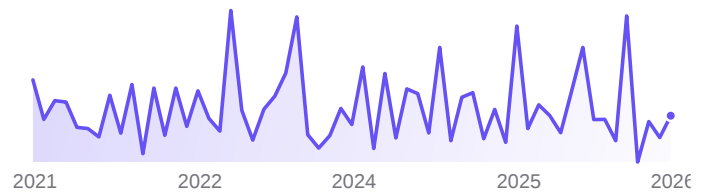


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



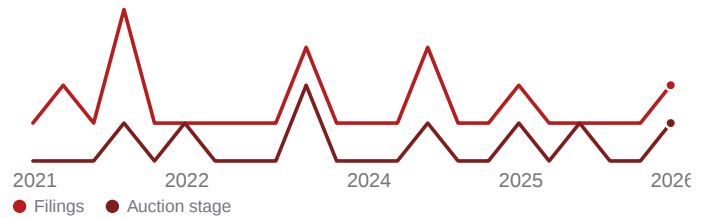
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,872
Median value (AVM)	\$535K
Median size	2,052 ft²
Median bedrooms	3
Median year built	1981
Single family	85%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	13%
Median loan-to-value	51%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	11,943
Density	514 / mi²
Median household income	\$118K
Average household income	\$138K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	80
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	47°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.