

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	30	+ 20.0%	116	118	+ 1.7%
Closed Sales	33	18	- 45.5%	99	93	- 6.1%
Median Sales Price*	\$240,000	\$317,500	+ 32.3%	\$220,000	\$285,000	+ 29.5%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	28	12	- 57.1%	43	29	- 32.6%
Percent of Original List Price Received*	101.2%	107.7%	+ 6.4%	99.4%	105.3%	+ 5.9%
New Listings	25	31	+ 24.0%	119	123	+ 3.4%

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

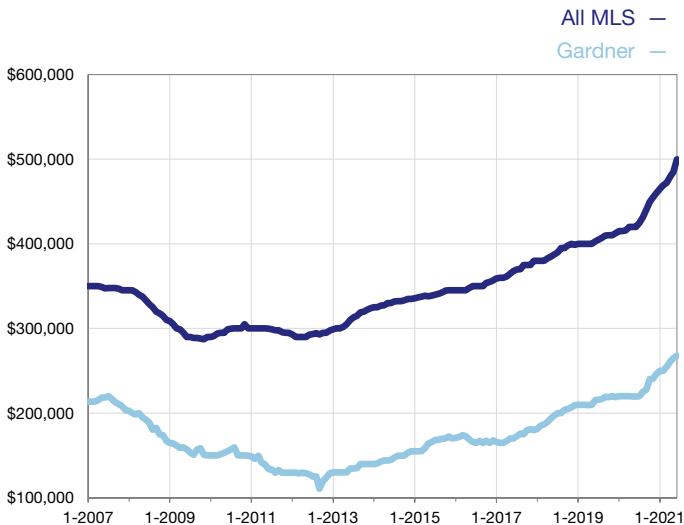
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	2	- 33.3%	9	13	+ 44.4%
Closed Sales	3	0	- 100.0%	7	12	+ 71.4%
Median Sales Price*	\$140,000	\$0	- 100.0%	\$154,900	\$173,500	+ 12.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	29	35	+ 20.7%
Percent of Original List Price Received*	96.8%	0.0%	- 100.0%	98.7%	103.8%	+ 5.2%
New Listings	4	2	- 50.0%	13	15	+ 15.4%

\* 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

