

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	224	216	- 3.6%
Closed Sales	27	24	- 11.1%	233	214	- 8.2%
Median Sales Price*	\$265,000	<b>\$292,000</b>	+ 10.2%	\$290,000	<b>\$320,000</b>	+ 10.3%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	25	24	- 4.0%
Percent of Original List Price Received*	96.1%	<b>98.4%</b>	+ 2.4%	103.9%	<b>103.3%</b>	- 0.6%
New Listings	8	12	+ 50.0%	241	249	+ 3.3%

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

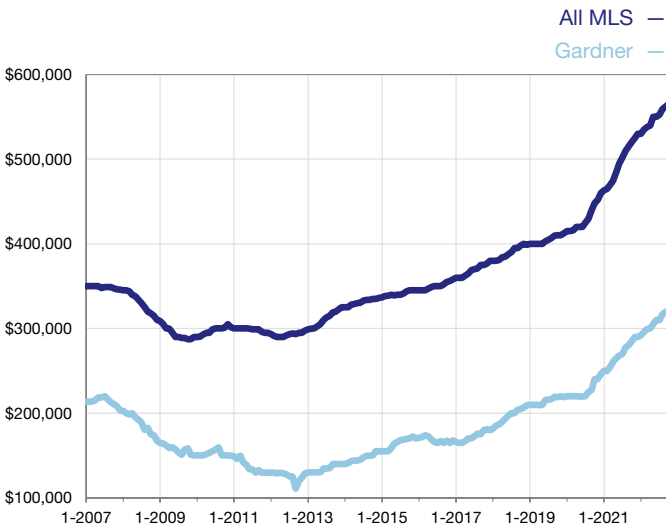
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	30	24	- 20.0%
Closed Sales	5	3	- 40.0%	30	25	- 16.7%
Median Sales Price*	\$185,000	<b>\$209,000</b>	+ 13.0%	\$175,000	<b>\$190,000</b>	+ 8.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	34	23	- 32.4%
Percent of Original List Price Received*	101.4%	<b>109.2%</b>	+ 7.7%	101.8%	<b>104.4%</b>	+ 2.6%
New Listings	1	1	0.0%	30	28	- 6.7%

\* 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

