

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	11	11	0.0%
Closed Sales	9	12	+ 33.3%	9	12	+ 33.3%
Median Sales Price*	\$300,000	\$291,500	- 2.8%	\$300,000	\$291,500	- 2.8%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	19	36	+ 89.5%
Percent of Original List Price Received*	100.3%	98.7%	- 1.6%	100.3%	98.7%	- 1.6%
New Listings	13	15	+ 15.4%	13	15	+ 15.4%

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

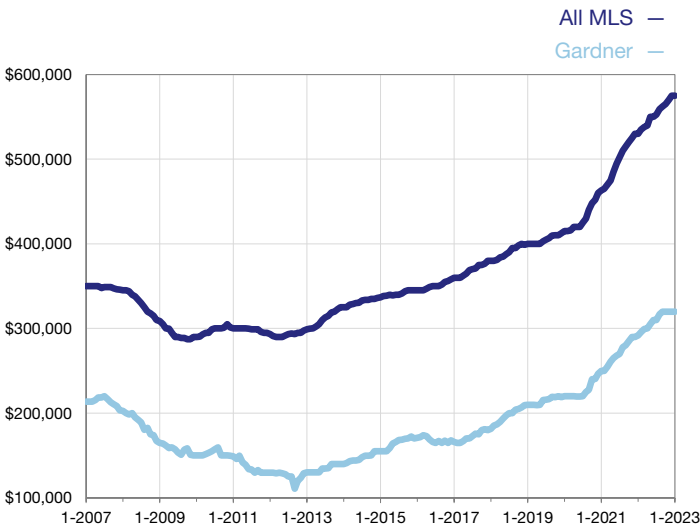
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$152,500	\$209,875	+ 37.6%	\$152,500	\$209,875	+ 37.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	43	18	- 58.1%	43	18	- 58.1%
Percent of Original List Price Received*	90.1%	103.9%	+ 15.3%	90.1%	103.9%	+ 15.3%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

