

# Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	17	15	- 11.8%	210	191	- 9.0%
Closed Sales	21	22	+ 4.8%	200	186	- 7.0%
Median Sales Price*	\$165,000	<b>\$203,750</b>	+ 23.5%	\$174,900	<b>\$207,050</b>	+ 18.4%
Inventory of Homes for Sale	59	50	- 15.3%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	54	50	- 7.4%	61	51	- 16.4%
Percent of Original List Price Received*	97.4%	<b>98.1%</b>	+ 0.7%	96.6%	<b>99.5%</b>	+ 3.0%
New Listings	34	15	- 55.9%	255	228	- 10.6%

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

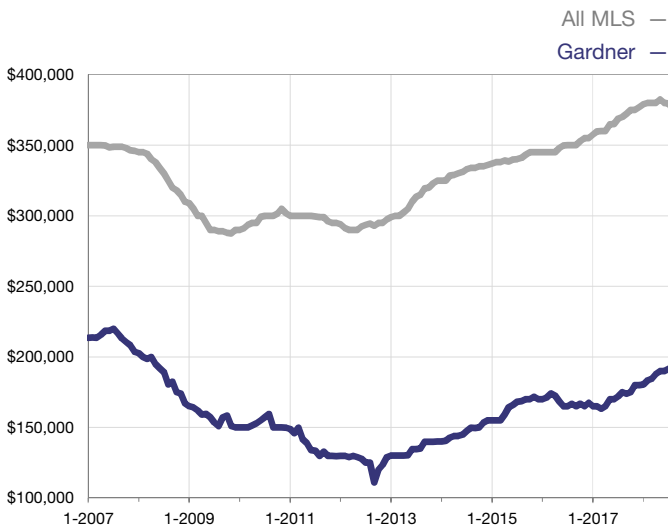
### Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	4	+ 300.0%	22	19	- 13.6%
Closed Sales	6	1	- 83.3%	24	17	- 29.2%
Median Sales Price*	\$125,500	<b>\$134,050</b>	+ 6.8%	\$102,000	<b>\$127,500</b>	+ 25.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	43	34	- 20.9%
Percent of Original List Price Received*	98.0%	<b>100.0%</b>	+ 2.0%	99.4%	<b>99.8%</b>	+ 0.4%
New Listings	3	4	+ 33.3%	24	22	- 8.3%

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

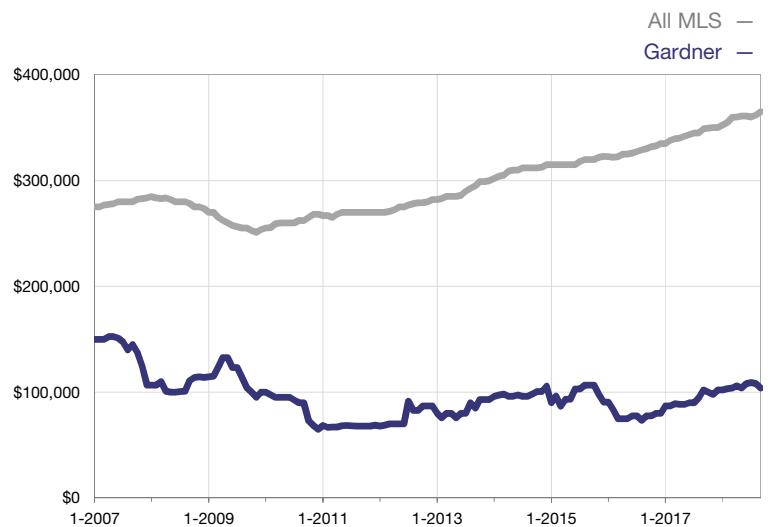
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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