

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	36	19	- 47.2%	147	153	+ 4.1%
Closed Sales	21	16	- 23.8%	128	141	+ 10.2%
Median Sales Price*	\$226,900	\$269,950	+ 19.0%	\$209,708	\$219,000	+ 4.4%
Inventory of Homes for Sale	59	38	- 35.6%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	34	62	+ 82.4%	51	54	+ 5.9%
Percent of Original List Price Received*	97.8%	100.2%	+ 2.5%	100.5%	97.9%	- 2.6%
New Listings	38	26	- 31.6%	179	173	- 3.4%

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

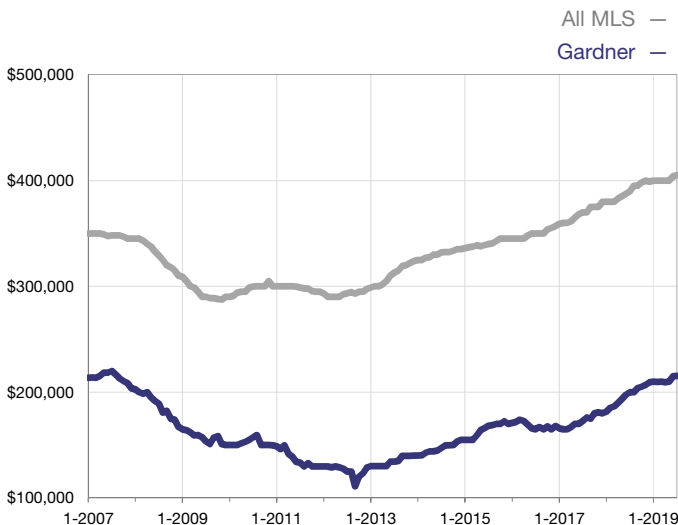
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	3	+ 50.0%	13	12	- 7.7%
Closed Sales	2	4	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$134,650	\$136,500	+ 1.4%	\$111,150	\$135,000	+ 21.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	34	36	+ 5.9%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	99.9%	97.8%	- 2.1%
New Listings	1	5	+ 400.0%	15	14	- 6.7%

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

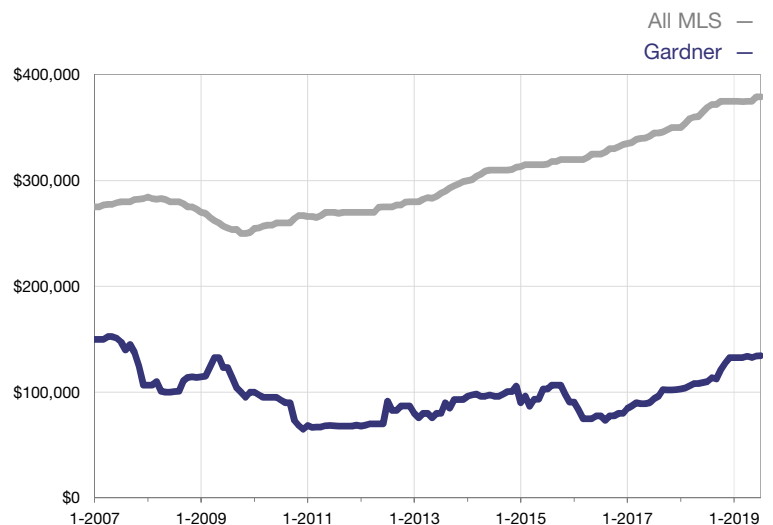
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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