

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 17 | 13 | - 23.5% | 31 | 26 | - 16.1% |
| Closed Sales | 13 | 12 | - 7.7% | 28 | 23 | - 17.9% |
| Median Sales Price* | \$213,000 | \$232,500 | + 9.2% | \$213,500 | \$265,000 | + 24.1% |
| Inventory of Homes for Sale | 29 | 7 | - 75.9% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.4 | - 73.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 69 | 46 | - 33.3% | 58 | 38 | - 34.5% |
| Percent of Original List Price Received* | 103.4% | 103.9% | + 0.5% | 100.2% | 101.2% | + 1.0% |
| New Listings | 14 | 8 | - 42.9% | 33 | 21 | - 36.4% |

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

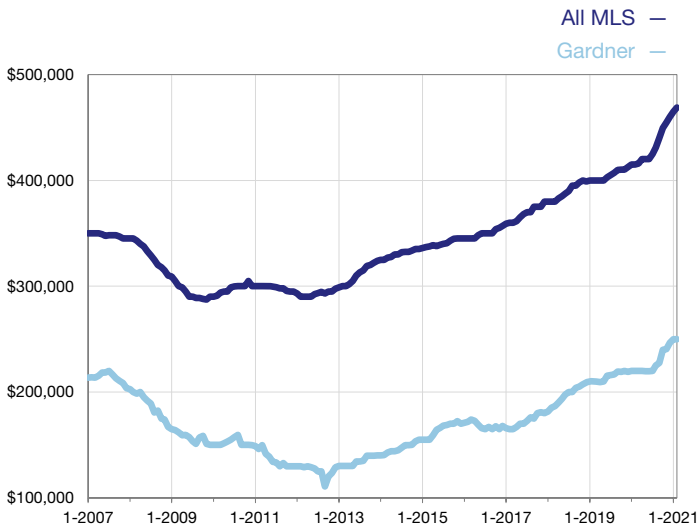
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 0 | 4 | -- | 2 | 6 | + 200.0% |
| Closed Sales | 2 | 4 | + 100.0% | 3 | 4 | + 33.3% |
| Median Sales Price* | \$184,900 | \$235,500 | + 27.4% | \$159,000 | \$235,500 | + 48.1% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 55 | 9 | - 83.6% | 37 | 9 | - 75.7% |
| Percent of Original List Price Received* | 100.0% | 102.4% | + 2.4% | 99.8% | 102.4% | + 2.6% |
| New Listings | 0 | 2 | -- | 0 | 5 | -- |

* 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

