

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	15	- 28.6%	65	62	- 4.6%
Closed Sales	16	20	+ 25.0%	56	55	- 1.8%
Median Sales Price*	\$218,338	\$271,700	+ 24.4%	\$213,500	\$268,000	+ 25.5%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	59	25	- 57.6%	55	37	- 32.7%
Percent of Original List Price Received*	96.1%	105.8%	+ 10.1%	98.2%	104.0%	+ 5.9%
New Listings	16	20	+ 25.0%	70	66	- 5.7%

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

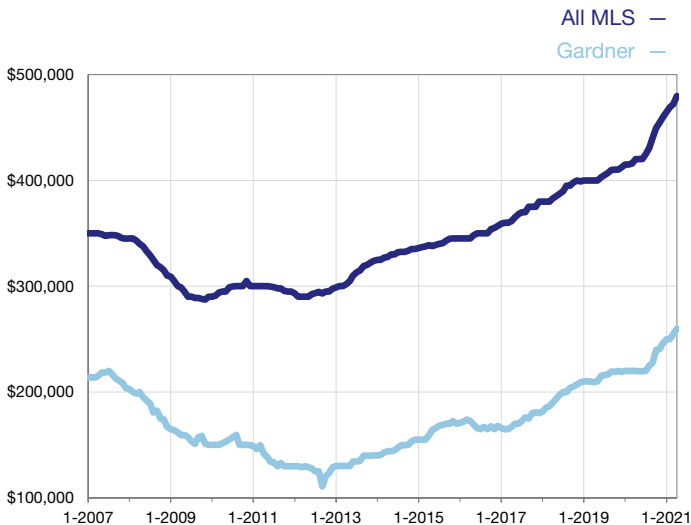
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	5	10	+ 100.0%
Closed Sales	1	2	+ 100.0%	4	9	+ 125.0%
Median Sales Price*	\$159,000	\$176,700	+ 11.1%	\$159,000	\$175,000	+ 10.1%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	15	5	- 66.7%	31	11	- 64.5%
Percent of Original List Price Received*	99.4%	103.2%	+ 3.8%	99.7%	102.9%	+ 3.2%
New Listings	2	3	+ 50.0%	8	10	+ 25.0%

* 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

