

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	29	+ 11.5%	91	90	- 1.1%
Closed Sales	10	18	+ 80.0%	66	75	+ 13.6%
Median Sales Price*	\$215,000	\$315,000	+ 46.5%	\$213,500	\$274,900	+ 28.8%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	50	32	- 36.0%
Percent of Original List Price Received*	100.1%	107.4%	+ 7.3%	98.5%	104.8%	+ 6.4%
New Listings	24	27	+ 12.5%	94	93	- 1.1%

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

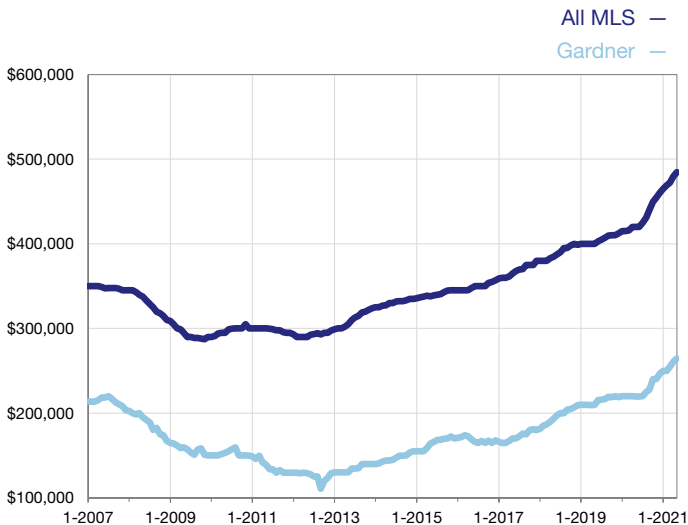
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	6	11	+ 83.3%
Closed Sales	0	3	--	4	12	+ 200.0%
Median Sales Price*	\$0	\$164,900	--	\$159,000	\$173,500	+ 9.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	0	104	--	31	35	+ 12.9%
Percent of Original List Price Received*	0.0%	106.5%	--	99.7%	103.8%	+ 4.1%
New Listings	1	3	+ 200.0%	9	13	+ 44.4%

* 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

