

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	22	- 18.5%	114	118	+ 3.5%
Closed Sales	19	21	+ 10.5%	94	93	- 1.1%
Median Sales Price*	\$305,000	\$350,000	+ 14.8%	\$282,500	\$335,000	+ 18.6%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	28	18	- 35.7%
Percent of Original List Price Received*	108.2%	105.3%	- 2.7%	105.5%	106.5%	+ 0.9%
New Listings	31	29	- 6.5%	124	137	+ 10.5%

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

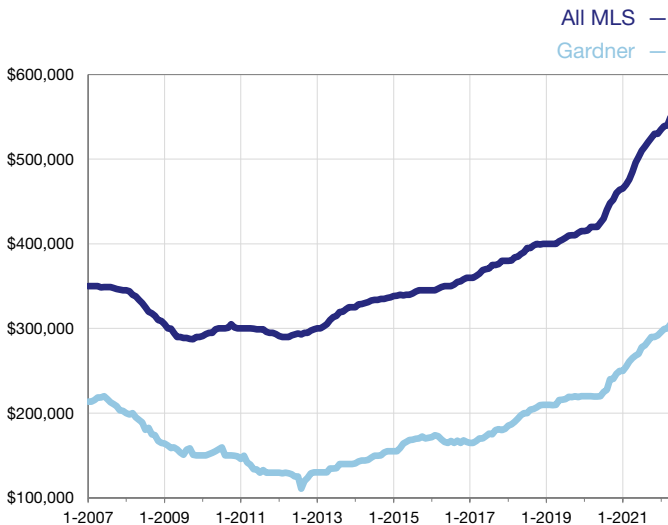
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	13	13	0.0%
Closed Sales	0	3	--	13	12	- 7.7%
Median Sales Price*	\$0	\$125,000	--	\$175,000	\$180,950	+ 3.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	33	18	- 45.5%
Percent of Original List Price Received*	0.0%	108.2%	--	103.7%	103.1%	- 0.6%
New Listings	2	2	0.0%	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

