

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	24	23	- 4.2%	210	206	- 1.9%
Closed Sales	25	19	- 24.0%	206	190	- 7.8%
Median Sales Price*	\$300,000	\$305,000	+ 1.7%	\$293,450	\$325,000	+ 10.8%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	33	+ 43.5%	24	23	- 4.2%
Percent of Original List Price Received*	103.1%	99.2%	- 3.8%	104.9%	103.9%	- 1.0%
New Listings	17	13	- 23.5%	233	237	+ 1.7%

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

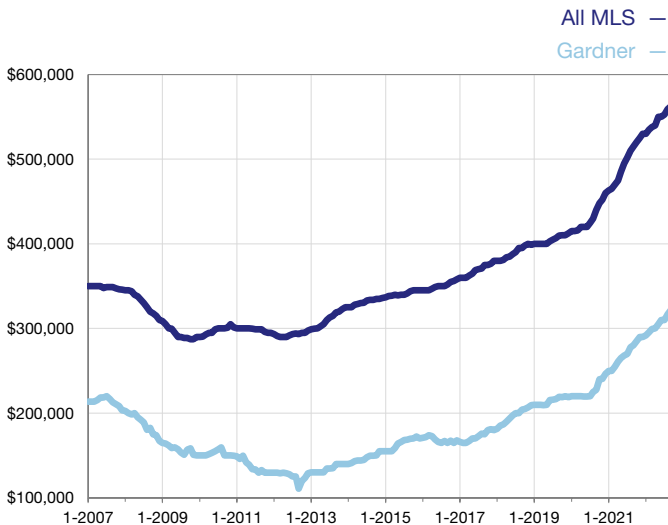
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	28	23	- 17.9%
Closed Sales	3	0	- 100.0%	25	21	- 16.0%
Median Sales Price*	\$174,500	\$0	- 100.0%	\$175,000	\$182,500	+ 4.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	36	20	- 44.4%
Percent of Original List Price Received*	100.5%	0.0%	- 100.0%	101.9%	103.5%	+ 1.6%
New Listings	3	3	0.0%	29	27	- 6.9%

* 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

