

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	13	+ 30.0%	21	21	0.0%
Closed Sales	10	10	0.0%	19	22	+ 15.8%
Median Sales Price*	\$325,000	\$308,750	- 5.0%	\$310,000	\$300,610	- 3.0%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	23	32	+ 39.1%	21	34	+ 61.9%
Percent of Original List Price Received*	104.1%	97.1%	- 6.7%	102.3%	98.0%	- 4.2%
New Listings	15	8	- 46.7%	28	23	- 17.9%

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

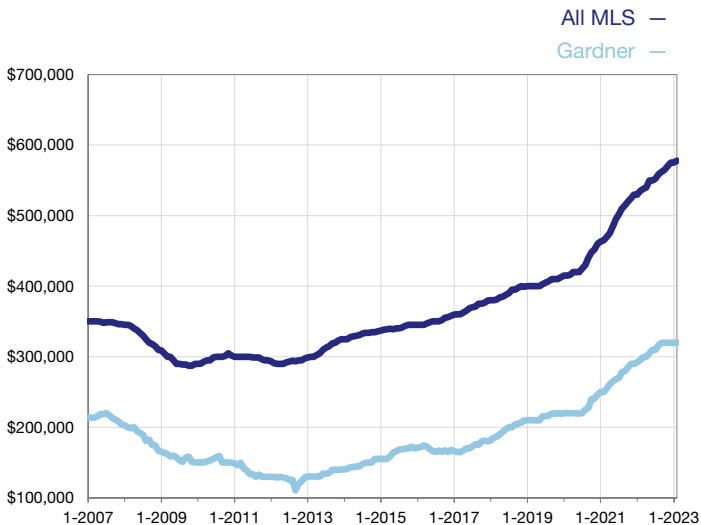
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$153,500	\$220,000	+ 43.3%	\$153,500	\$215,000	+ 40.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	8	4	- 50.0%	25	13	- 48.0%
Percent of Original List Price Received*	100.6%	107.3%	+ 6.7%	95.3%	105.0%	+ 10.2%
New Listings	1	3	+ 200.0%	2	5	+ 150.0%

* 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

