

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	15	- 42.3%	70	44	- 37.1%
Closed Sales	20	10	- 50.0%	50	42	- 16.0%
Median Sales Price*	\$300,000	\$327,500	+ 9.2%	\$300,000	\$318,500	+ 6.2%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	12	49	+ 308.3%	18	41	+ 127.8%
Percent of Original List Price Received*	108.9%	101.3%	- 7.0%	105.2%	98.2%	- 6.7%
New Listings	31	18	- 41.9%	85	51	- 40.0%

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

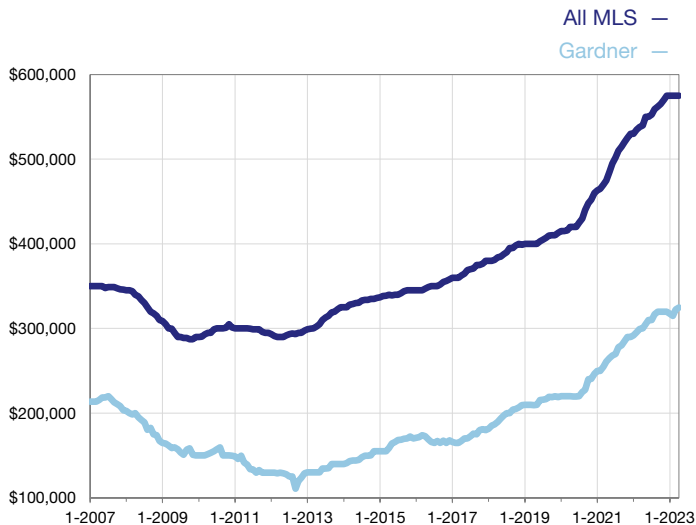
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	7	8	+ 14.3%
Closed Sales	4	3	- 25.0%	8	8	0.0%
Median Sales Price*	\$200,500	\$220,000	+ 9.7%	\$187,500	\$217,500	+ 16.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	19	16	- 15.8%
Percent of Original List Price Received*	107.0%	108.1%	+ 1.0%	101.2%	106.9%	+ 5.6%
New Listings	5	3	- 40.0%	10	11	+ 10.0%

* 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

