

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	30	+ 50.0%	90	72	- 20.0%
Closed Sales	24	12	- 50.0%	74	54	- 27.0%
Median Sales Price*	\$359,000	\$326,250	- 9.1%	\$327,500	\$322,500	- 1.5%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	17	38	+ 123.5%
Percent of Original List Price Received*	110.9%	103.7%	- 6.5%	107.0%	99.4%	- 7.1%
New Listings	24	30	+ 25.0%	108	79	- 26.9%

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

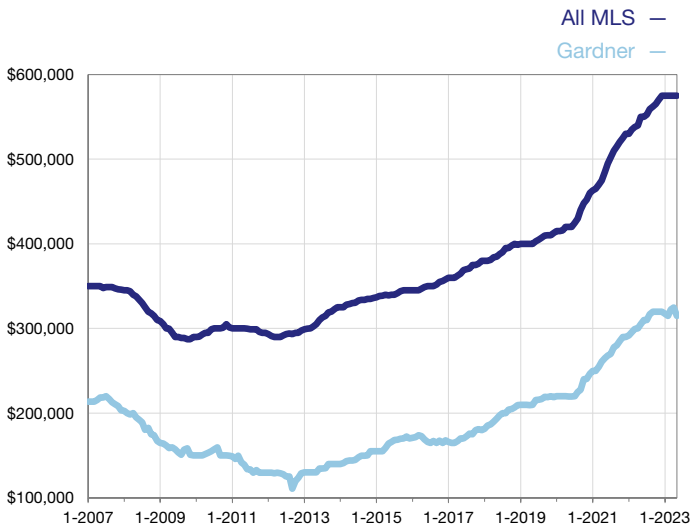
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	11	11	0.0%
Closed Sales	1	4	+ 300.0%	9	12	+ 33.3%
Median Sales Price*	\$190,000	\$228,000	+ 20.0%	\$190,000	\$220,000	+ 15.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	1	9	+ 800.0%	17	14	- 17.6%
Percent of Original List Price Received*	102.7%	104.7%	+ 1.9%	101.3%	106.2%	+ 4.8%
New Listings	2	0	- 100.0%	12	11	- 8.3%

* 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

