

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	26	+ 13.0%	113	93	- 17.7%
Closed Sales	22	23	+ 4.5%	96	77	- 19.8%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$338,500	\$330,000	- 2.5%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	18	34	+ 88.9%
Percent of Original List Price Received*	105.2%	103.6%	- 1.5%	106.6%	100.7%	- 5.5%
New Listings	27	22	- 18.5%	135	100	- 25.9%

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

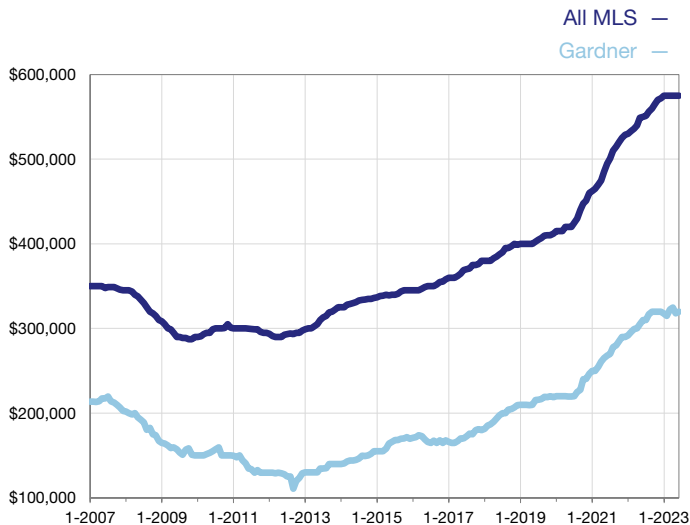
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	12	13	+ 8.3%
Closed Sales	5	1	- 80.0%	14	13	- 7.1%
Median Sales Price*	\$179,900	\$229,100	+ 27.3%	\$182,250	\$220,000	+ 20.7%
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	30	24	- 20.0%	22	15	- 31.8%
Percent of Original List Price Received*	107.5%	97.5%	- 9.3%	103.6%	105.5%	+ 1.8%
New Listings	2	3	+ 50.0%	14	14	0.0%

* 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

