

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	130	108	- 16.9%
Closed Sales	22	20	- 9.1%	118	97	- 17.8%
Median Sales Price*	\$335,000	<b>\$342,500</b>	+ 2.2%	\$338,500	<b>\$332,500</b>	- 1.8%
Inventory of Homes for Sale	39	10	- 74.4%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	18	32	+ 77.8%
Percent of Original List Price Received*	103.7%	<b>105.4%</b>	+ 1.6%	106.1%	<b>101.6%</b>	- 4.2%
New Listings	30	10	- 66.7%	165	110	- 33.3%

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

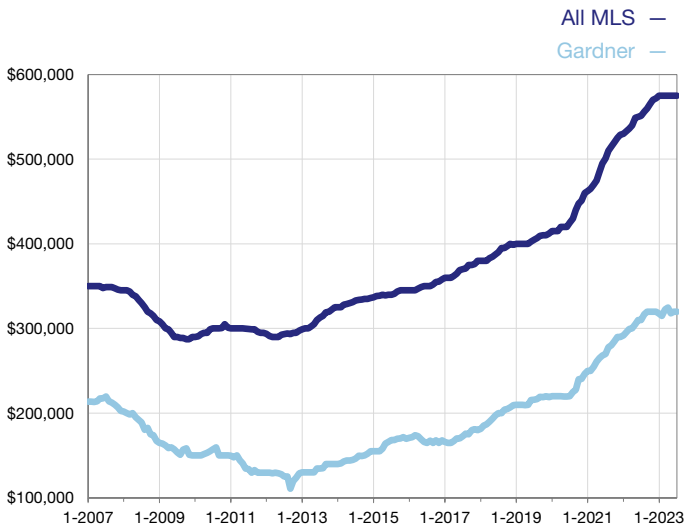
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	13	15	+ 15.4%
Closed Sales	1	2	+ 100.0%	15	15	0.0%
Median Sales Price*	\$141,141	<b>\$243,000</b>	+ 72.2%	\$182,000	<b>\$220,000</b>	+ 20.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	4	14	+ 250.0%	20	15	- 25.0%
Percent of Original List Price Received*	104.5%	<b>102.5%</b>	- 1.9%	103.6%	<b>105.1%</b>	+ 1.4%
New Listings	3	2	- 33.3%	17	16	- 5.9%

\* 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

