

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	15	- 40.0%	155	123	- 20.6%
Closed Sales	14	17	+ 21.4%	132	115	- 12.9%
Median Sales Price*	\$331,000	\$340,000	+ 2.7%	\$335,000	\$335,000	0.0%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	18	31	+ 72.2%
Percent of Original List Price Received*	103.6%	102.7%	- 0.9%	105.8%	101.8%	- 3.8%
New Listings	17	21	+ 23.5%	182	131	- 28.0%

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

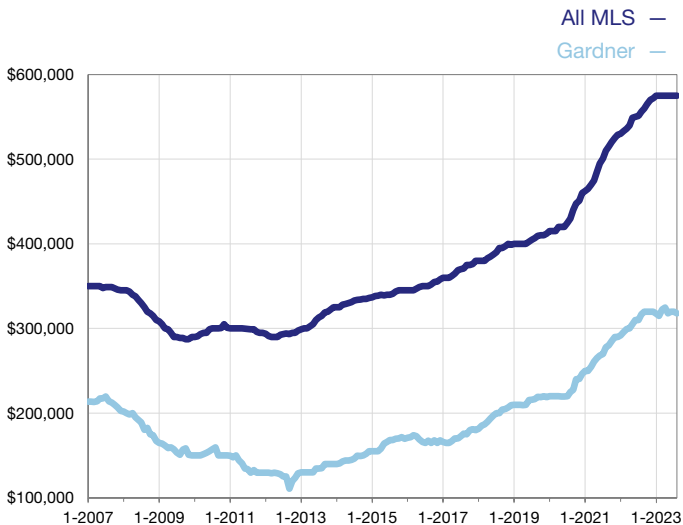
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	17	17	0.0%
Closed Sales	3	2	- 33.3%	18	17	- 5.6%
Median Sales Price*	\$190,000	\$258,750	+ 36.2%	\$182,250	\$223,000	+ 22.4%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	20	14	- 30.0%
Percent of Original List Price Received*	106.3%	105.7%	- 0.6%	104.1%	105.2%	+ 1.1%
New Listings	4	6	+ 50.0%	21	22	+ 4.8%

* 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

