

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	169	134	- 20.7%
Closed Sales	26	20	- 23.1%	158	135	- 14.6%
Median Sales Price*	\$322,500	<b>\$398,250</b>	+ 23.5%	\$330,000	<b>\$340,000</b>	+ 3.0%
Inventory of Homes for Sale	31	17	- 45.2%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	20	31	+ 55.0%
Percent of Original List Price Received*	99.0%	<b>102.6%</b>	+ 3.6%	104.7%	<b>102.0%</b>	- 2.6%
New Listings	21	15	- 28.6%	203	146	- 28.1%

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

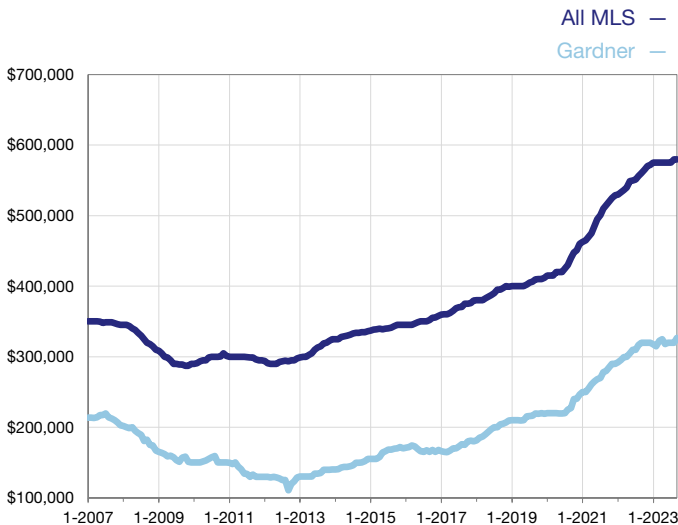
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	19	17	- 10.5%
Closed Sales	2	2	0.0%	20	19	- 5.0%
Median Sales Price*	\$260,500	<b>\$195,500</b>	- 25.0%	\$186,250	<b>\$223,000</b>	+ 19.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	43	14	- 67.4%	22	14	- 36.4%
Percent of Original List Price Received*	103.5%	<b>109.5%</b>	+ 5.8%	104.0%	<b>105.6%</b>	+ 1.5%
New Listings	1	1	0.0%	22	23	+ 4.5%

\* 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

