

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	183	149	- 18.6%
Closed Sales	13	11	- 15.4%	171	146	- 14.6%
Median Sales Price*	\$298,020	\$359,350	+ 20.6%	\$328,000	\$342,500	+ 4.4%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	44	26	- 40.9%	22	30	+ 36.4%
Percent of Original List Price Received*	100.5%	103.9%	+ 3.4%	104.4%	102.1%	- 2.2%
New Listings	17	15	- 11.8%	220	162	- 26.4%

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

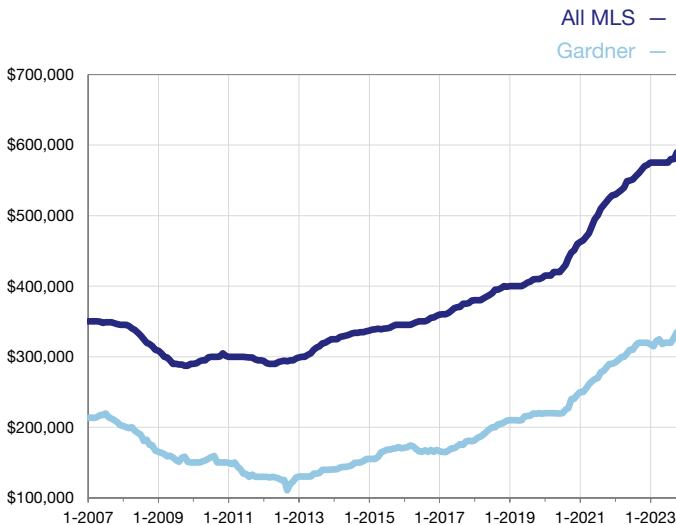
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	19	19	0.0%
Closed Sales	2	0	- 100.0%	22	19	- 13.6%
Median Sales Price*	\$203,500	\$0	- 100.0%	\$186,250	\$223,000	+ 19.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	22	14	- 36.4%
Percent of Original List Price Received*	101.5%	0.0%	- 100.0%	103.8%	105.6%	+ 1.7%
New Listings	2	2	0.0%	24	25	+ 4.2%

* 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

