

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

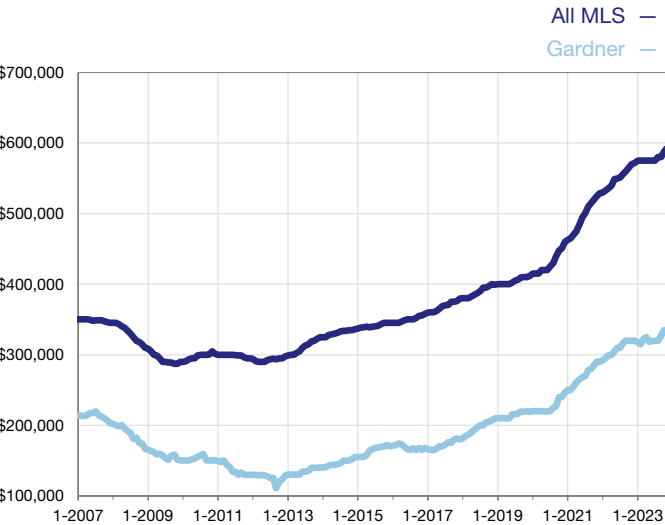
Single-Family Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	21	13	- 38.1%	204	160	- 21.6%
Closed Sales	19	12	- 36.8%	190	158	- 16.8%
Median Sales Price*	\$305,000	\$315,000	+ 3.3%	\$325,000	\$340,000	+ 4.6%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	33	14	- 57.6%	23	29	+ 26.1%
Percent of Original List Price Received*	99.2%	99.4%	+ 0.2%	103.9%	101.9%	- 1.9%
New Listings	13	8	- 38.5%	233	170	- 27.0%

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

Condominium Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	22	20	- 9.1%
Closed Sales	0	3	--	22	22	0.0%
Median Sales Price*	\$0	\$257,500	--	\$186,250	\$226,050	+ 21.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	22	14	- 36.4%
Percent of Original List Price Received*	0.0%	98.3%	--	103.8%	104.6%	+ 0.8%
New Listings	3	2	- 33.3%	27	27	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

