

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

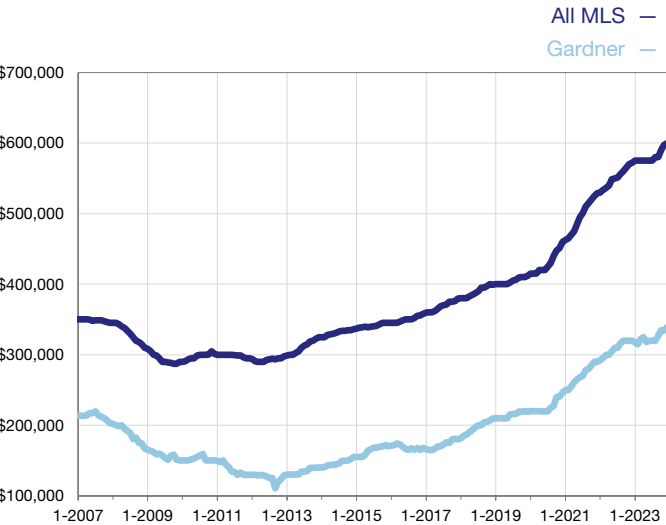
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	216	165	- 23.6%
Closed Sales	24	13	- 45.8%	214	171	- 20.1%
Median Sales Price*	\$292,000	\$315,000	+ 7.9%	\$320,000	\$339,000	+ 5.9%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	24	29	+ 20.8%
Percent of Original List Price Received*	98.4%	99.8%	+ 1.4%	103.3%	101.7%	- 1.5%
New Listings	12	6	- 50.0%	245	175	- 28.6%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	24	21	- 12.5%
Closed Sales	3	1	- 66.7%	25	23	- 8.0%
Median Sales Price*	\$209,000	\$249,900	+ 19.6%	\$190,000	\$229,100	+ 20.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	13	- 58.1%	23	14	- 39.1%
Percent of Original List Price Received*	109.2%	100.0%	- 8.4%	104.4%	104.4%	0.0%
New Listings	1	0	- 100.0%	28	27	- 3.6%

\* 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

