

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

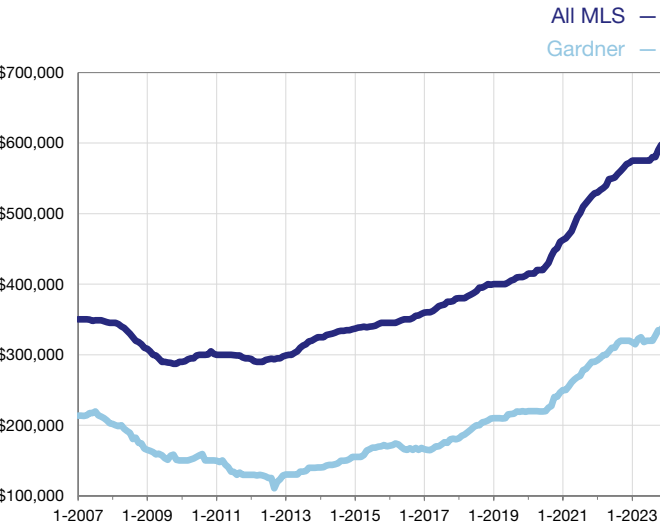
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	12	8	- 33.3%	12	8	- 33.3%
Median Sales Price*	\$291,500	\$343,000	+ 17.7%	\$291,500	\$343,000	+ 17.7%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	36	42	+ 16.7%
Percent of Original List Price Received*	98.7%	95.9%	- 2.8%	98.7%	95.9%	- 2.8%
New Listings	14	17	+ 21.4%	14	17	+ 21.4%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$209,875	\$0	- 100.0%	\$209,875	\$0	- 100.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	18	0	- 100.0%
Percent of Original List Price Received*	103.9%	0.0%	- 100.0%	103.9%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

