

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

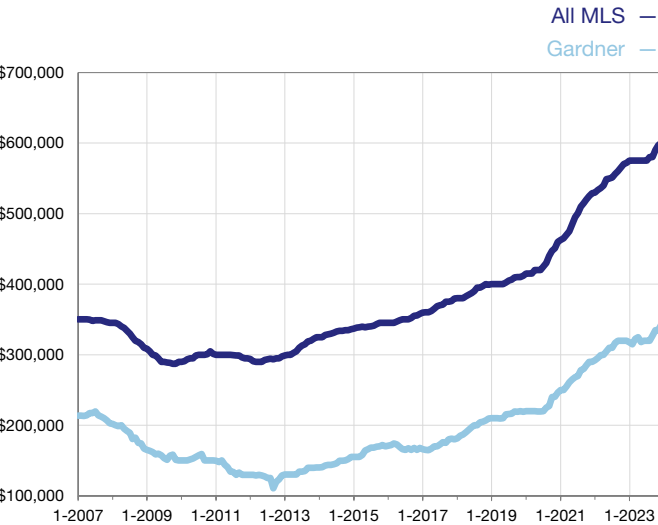
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	14	+ 16.7%	20	25	+ 25.0%
Closed Sales	10	13	+ 30.0%	22	21	- 4.5%
Median Sales Price*	\$308,750	\$340,000	+ 10.1%	\$300,610	\$340,000	+ 13.1%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	33	+ 3.1%	34	36	+ 5.9%
Percent of Original List Price Received*	97.1%	99.7%	+ 2.7%	98.0%	98.3%	+ 0.3%
New Listings	8	13	+ 62.5%	22	29	+ 31.8%

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

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	3	3	0.0%
Closed Sales	1	1	0.0%	3	1	- 66.7%
Median Sales Price*	\$220,000	\$242,500	+ 10.2%	\$215,000	\$242,500	+ 12.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	4	7	+ 75.0%	13	7	- 46.2%
Percent of Original List Price Received*	107.3%	92.6%	- 13.7%	105.0%	92.6%	- 11.8%
New Listings	3	1	- 66.7%	5	2	- 60.0%

* 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

