

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

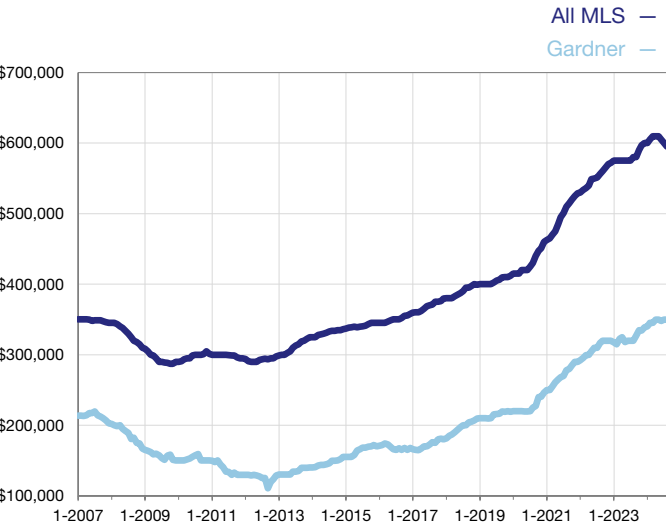
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	22	+ 57.1%	122	119	- 2.5%
Closed Sales	17	16	- 5.9%	115	107	- 7.0%
Median Sales Price*	\$340,000	\$430,625	+ 26.7%	\$335,000	\$365,000	+ 9.0%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.3%	31	31	0.0%
Percent of Original List Price Received*	102.8%	104.4%	+ 1.6%	101.9%	101.3%	- 0.6%
New Listings	20	14	- 30.0%	130	130	0.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	17	18	+ 5.9%
Closed Sales	2	2	0.0%	17	14	- 17.6%
Median Sales Price*	\$258,750	\$241,950	- 6.5%	\$223,000	\$269,950	+ 21.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	11	8	- 27.3%	14	14	0.0%
Percent of Original List Price Received*	105.7%	103.4%	- 2.2%	105.2%	103.4%	- 1.7%
New Listings	6	3	- 50.0%	22	23	+ 4.5%

\* 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

