

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

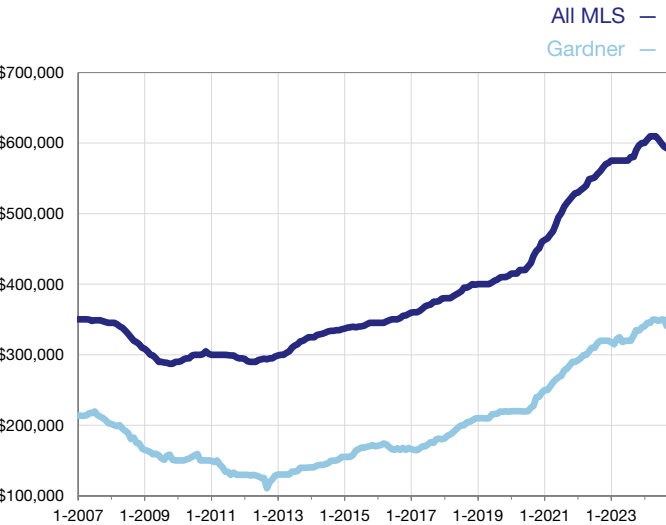
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	133	129	- 3.0%
Closed Sales	20	9	- 55.0%	135	117	- 13.3%
Median Sales Price*	\$398,250	\$415,000	+ 4.2%	\$340,000	\$370,000	+ 8.8%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	31	19	- 38.7%	31	30	- 3.2%
Percent of Original List Price Received*	102.6%	103.3%	+ 0.7%	102.0%	101.5%	- 0.5%
New Listings	16	19	+ 18.8%	146	147	+ 0.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	17	18	+ 5.9%
Closed Sales	2	2	0.0%	19	16	- 15.8%
Median Sales Price*	\$195,500	\$224,950	+ 15.1%	\$223,000	\$269,950	+ 21.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	14	29	+ 107.1%	14	15	+ 7.1%
Percent of Original List Price Received*	109.5%	102.9%	- 6.0%	105.6%	103.3%	- 2.2%
New Listings	1	4	+ 300.0%	23	27	+ 17.4%

* 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

