

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

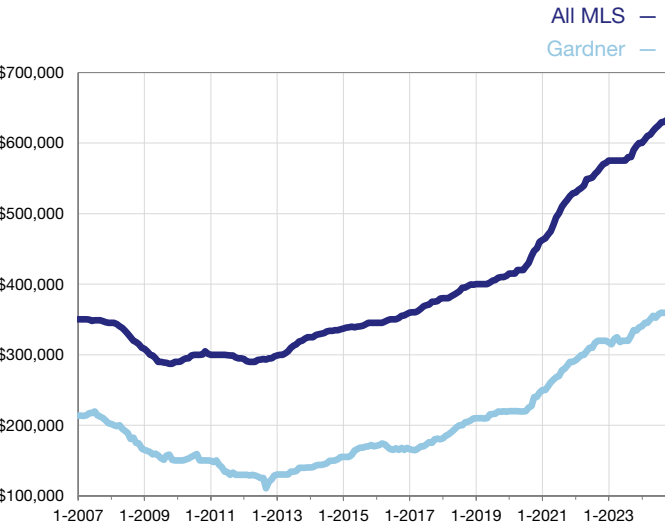
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	19	+ 35.7%	147	145	- 1.4%
Closed Sales	11	13	+ 18.2%	146	130	- 11.0%
Median Sales Price*	\$359,350	\$379,900	+ 5.7%	\$342,500	\$374,950	+ 9.5%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	26	42	+ 61.5%	30	31	+ 3.3%
Percent of Original List Price Received*	103.9%	101.8%	- 2.0%	102.1%	101.5%	- 0.6%
New Listings	15	15	0.0%	161	162	+ 0.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	19	22	+ 15.8%
Closed Sales	0	2	--	19	18	- 5.3%
Median Sales Price*	\$0	\$215,750	--	\$223,000	\$267,450	+ 19.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	14	20	+ 42.9%
Percent of Original List Price Received*	0.0%	93.4%	--	105.6%	102.2%	- 3.2%
New Listings	2	4	+ 100.0%	25	31	+ 24.0%

* 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

