

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

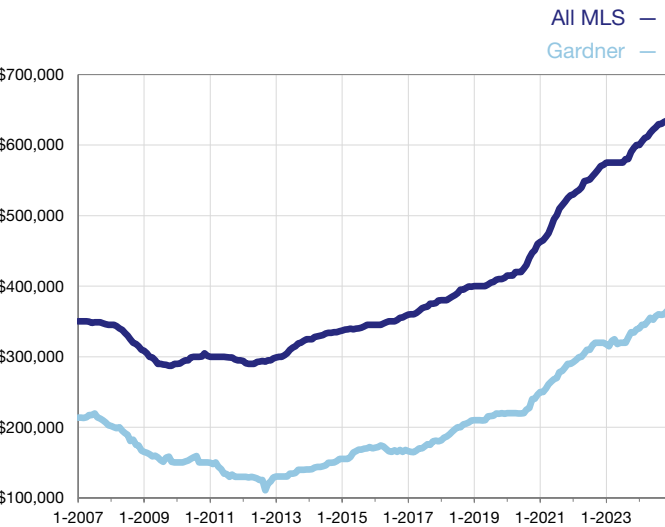
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	16	+ 77.8%	156	158	+ 1.3%
Closed Sales	12	16	+ 33.3%	158	146	- 7.6%
Median Sales Price*	\$315,000	\$364,500	+ 15.7%	\$340,000	\$367,500	+ 8.1%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	14	31	+ 121.4%	29	31	+ 6.9%
Percent of Original List Price Received*	99.4%	98.4%	- 1.0%	101.9%	101.2%	- 0.7%
New Listings	8	14	+ 75.0%	169	176	+ 4.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	20	23	+ 15.0%
Closed Sales	3	2	- 33.3%	22	20	- 9.1%
Median Sales Price*	\$257,500	\$274,750	+ 6.7%	\$226,050	\$267,450	+ 18.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	11	22	+ 100.0%	14	20	+ 42.9%
Percent of Original List Price Received*	98.3%	97.6%	- 0.7%	104.6%	101.7%	- 2.8%
New Listings	2	3	+ 50.0%	27	34	+ 25.9%

\* 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

