

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

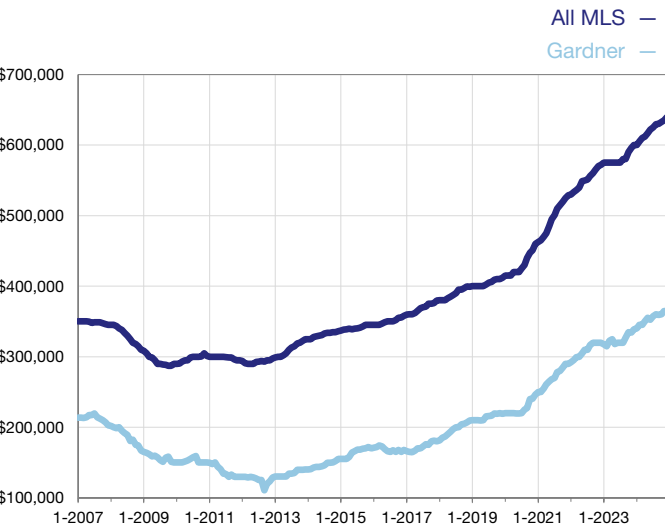
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	16	+ 100.0%	164	168	+ 2.4%
Closed Sales	13	14	+ 7.7%	171	160	- 6.4%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$339,000	\$365,000	+ 7.7%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	29	30	+ 3.4%
Percent of Original List Price Received*	99.8%	103.2%	+ 3.4%	101.7%	101.4%	- 0.3%
New Listings	6	10	+ 66.7%	175	185	+ 5.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	21	28	+ 33.3%
Closed Sales	1	3	+ 200.0%	23	23	0.0%
Median Sales Price*	\$249,900	\$163,000	- 34.8%	\$229,100	\$262,000	+ 14.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	14	20	+ 42.9%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	104.4%	101.5%	- 2.8%
New Listings	0	1	--	27	35	+ 29.6%

* 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

