

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

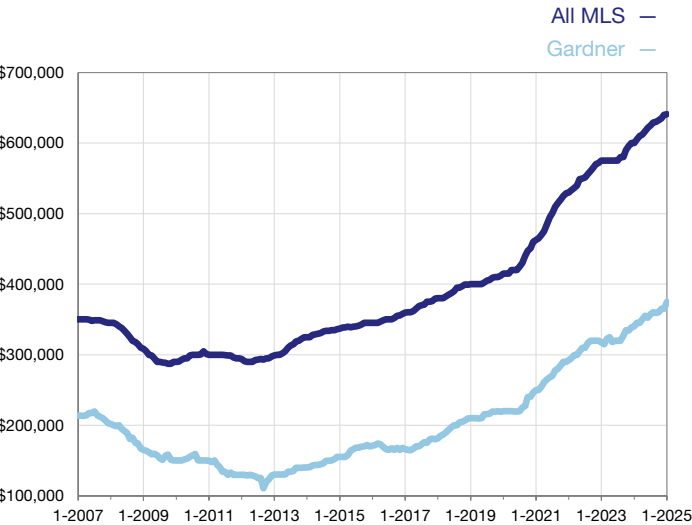
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	11	11	0.0%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	\$343,000	\$362,500	+ 5.7%	\$343,000	\$362,500	+ 5.7%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	42	35	- 16.7%	42	35	- 16.7%
Percent of Original List Price Received*	95.9%	100.6%	+ 4.9%	95.9%	100.6%	+ 4.9%
New Listings	16	9	- 43.8%	16	9	- 43.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	4	--	0	4	--
Median Sales Price*	\$0	\$265,000	--	\$0	\$265,000	--
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	0	98	--	0	98	--
Percent of Original List Price Received*	0.0%	91.2%	--	0.0%	91.2%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

\* 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

