

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

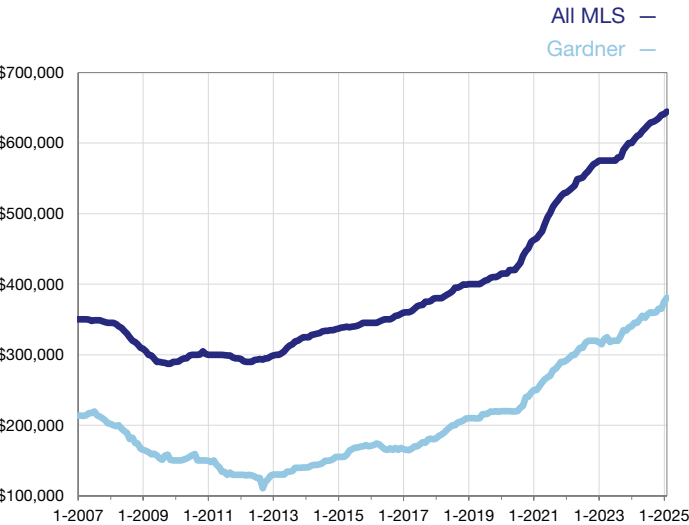
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	25	21	- 16.0%
Closed Sales	13	8	- 38.5%	21	20	- 4.8%
Median Sales Price*	\$340,000	\$460,000	+ 35.3%	\$340,000	\$382,500	+ 12.5%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	33	82	+ 148.5%	36	54	+ 50.0%
Percent of Original List Price Received*	99.7%	93.9%	- 5.8%	98.3%	98.0%	- 0.3%
New Listings	13	9	- 30.8%	29	17	- 41.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	1	6	+ 500.0%
Median Sales Price*	\$242,500	\$196,250	- 19.1%	\$242,500	\$262,500	+ 8.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	7	21	+ 200.0%	7	72	+ 928.6%
Percent of Original List Price Received*	92.6%	96.2%	+ 3.9%	92.6%	92.8%	+ 0.2%
New Listings	1	3	+ 200.0%	2	3	+ 50.0%

* 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

