

Local Market Update – September 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

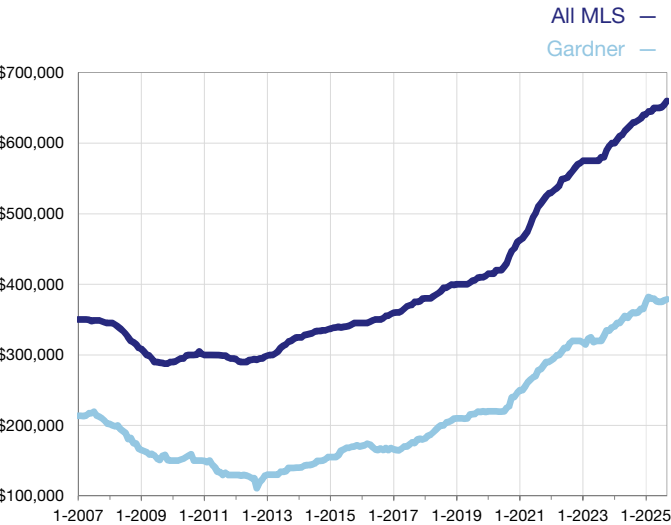
Single-Family Properties	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	23	+ 130.0%	123	133	+ 8.1%
Closed Sales	9	12	+ 33.3%	117	123	+ 5.1%
Median Sales Price*	\$415,000	\$422,500	+ 1.8%	\$370,000	\$384,900	+ 4.0%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	30	39	+ 30.0%
Percent of Original List Price Received*	103.3%	98.8%	- 4.4%	101.5%	99.6%	- 1.9%
New Listings	19	21	+ 10.5%	147	146	- 0.7%

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

Condominium Properties	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	4	--	17	17	0.0%
Closed Sales	2	2	0.0%	16	20	+ 25.0%
Median Sales Price*	\$224,950	\$212,000	- 5.8%	\$269,950	\$260,000	- 3.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	15	35	+ 133.3%
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	103.3%	98.5%	- 4.6%
New Listings	4	4	0.0%	27	23	- 14.8%

* 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

