

# Local Market Update – October 2025

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## Gardner

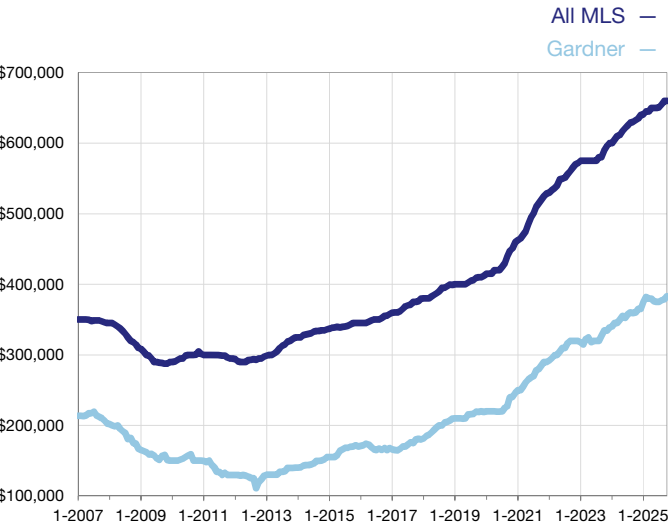
| Single-Family Properties                 | October   |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2024      | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 16        | 17        | + 6.3%  | 139          | 147       | + 5.8%  |
| Closed Sales                             | 13        | 20        | + 53.8% | 130          | 143       | + 10.0% |
| Median Sales Price*                      | \$379,900 | \$399,450 | + 5.1%  | \$374,950    | \$386,000 | + 2.9%  |
| Inventory of Homes for Sale              | 30        | 19        | - 36.7% | --           | --        | --      |
| Months Supply of Inventory               | 2.3       | 1.3       | - 43.5% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 42        | 36        | - 14.3% | 31           | 39        | + 25.8% |
| Percent of Original List Price Received* | 101.8%    | 100.6%    | - 1.2%  | 101.5%       | 99.7%     | - 1.8%  |
| New Listings                             | 15        | 21        | + 40.0% | 162          | 166       | + 2.5%  |

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

| Condominium Properties                   | October   |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2024      | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 4         | 3         | - 25.0% | 21           | 21        | 0.0%    |
| Closed Sales                             | 2         | 3         | + 50.0% | 18           | 23        | + 27.8% |
| Median Sales Price*                      | \$215,750 | \$375,000 | + 73.8% | \$267,450    | \$260,000 | - 2.8%  |
| Inventory of Homes for Sale              | 8         | 3         | - 62.5% | --           | --        | --      |
| Months Supply of Inventory               | 2.8       | 1.1       | - 60.7% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 54        | 23        | - 57.4% | 20           | 33        | + 65.0% |
| Percent of Original List Price Received* | 93.4%     | 102.4%    | + 9.6%  | 102.2%       | 99.0%     | - 3.1%  |
| New Listings                             | 4         | 3         | - 25.0% | 31           | 27        | - 12.9% |

\* 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

