

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	17	+ 13.3%	165	167	+ 1.2%
Closed Sales	14	11	- 21.4%	160	163	+ 1.9%
Median Sales Price*	\$360,000	\$425,000	+ 18.1%	\$365,000	\$386,000	+ 5.8%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	30	37	+ 23.3%
Percent of Original List Price Received*	103.2%	99.5%	- 3.6%	101.4%	99.9%	- 1.5%
New Listings	10	13	+ 30.0%	185	187	+ 1.1%

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

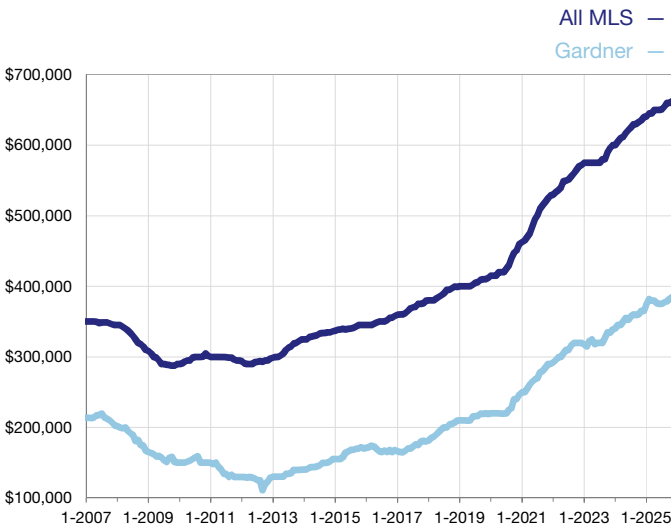
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	1	- 75.0%	28	21	- 25.0%
Closed Sales	3	1	- 66.7%	23	25	+ 8.7%
Median Sales Price*	\$163,000	\$285,000	+ 74.8%	\$262,000	\$260,000	- 0.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	24	4	- 83.3%	20	32	+ 60.0%
Percent of Original List Price Received*	99.9%	105.6%	+ 5.7%	101.5%	99.3%	- 2.2%
New Listings	1	0	- 100.0%	35	28	- 20.0%

* 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

