

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	8	- 11.1%	19	16	- 15.8%
Closed Sales	9	6	- 33.3%	21	17	- 19.0%
Median Sales Price*	\$470,000	\$377,500	- 19.7%	\$390,000	\$356,500	- 8.6%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	88	43	- 51.1%	57	34	- 40.4%
Percent of Original List Price Received*	93.8%	96.9%	+ 3.3%	97.7%	98.5%	+ 0.8%
New Listings	9	13	+ 44.4%	17	21	+ 23.5%

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

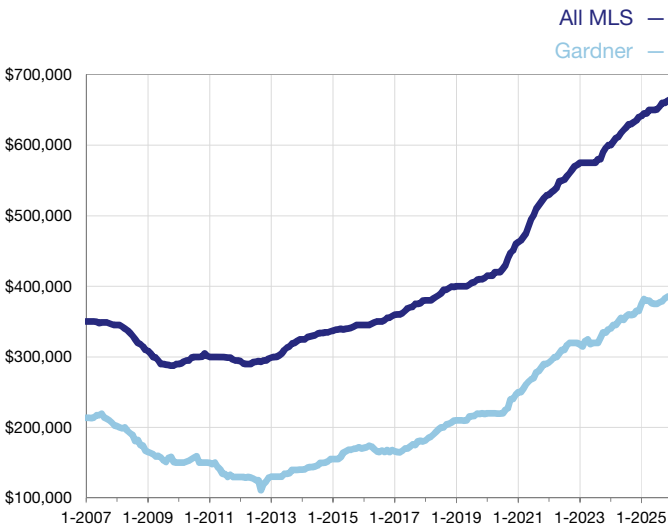
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	2	4	+ 100.0%
Closed Sales	2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*	\$196,250	\$225,000	+ 14.6%	\$262,500	\$232,500	- 11.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	72	41	- 43.1%
Percent of Original List Price Received*	96.2%	100.0%	+ 4.0%	92.8%	98.2%	+ 5.8%
New Listings	3	2	- 33.3%	3	3	0.0%

* 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

