

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	13	- 13.3%	34	29	- 14.7%
Closed Sales	10	12	+ 20.0%	31	29	- 6.5%
Median Sales Price*	\$345,950	\$372,500	+ 7.7%	\$375,000	\$370,000	- 1.3%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.1%	51	37	- 27.5%
Percent of Original List Price Received*	98.3%	100.3%	+ 2.0%	97.9%	99.3%	+ 1.4%
New Listings	20	12	- 40.0%	37	33	- 10.8%

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

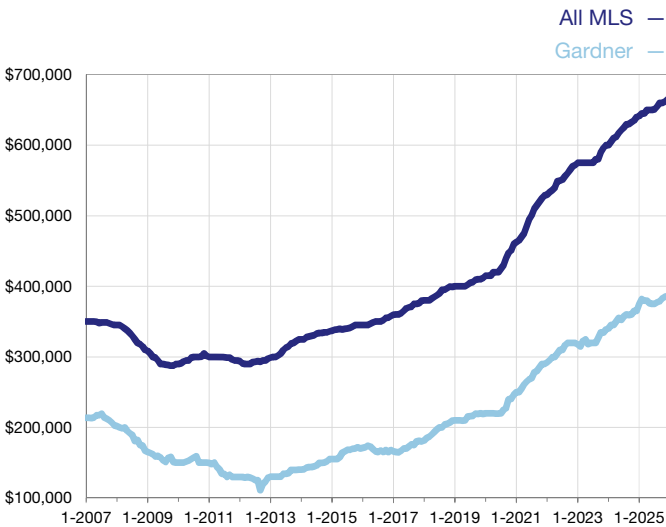
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$210,000	\$0	- 100.0%	\$260,000	\$232,500	- 10.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	62	41	- 33.9%
Percent of Original List Price Received*	84.0%	0.0%	- 100.0%	91.6%	98.2%	+ 7.2%
New Listings	2	2	0.0%	5	5	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

