

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gardner

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	14	0.0%	48	40	- 16.7%
Closed Sales	17	4	- 76.5%	48	33	- 31.3%
Median Sales Price*	\$389,900	\$418,000	+ 7.2%	\$384,500	\$370,000	- 3.8%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	25	53	+ 112.0%	42	39	- 7.1%
Percent of Original List Price Received*	102.8%	97.8%	- 4.9%	99.6%	99.1%	- 0.5%
New Listings	15	20	+ 33.3%	52	51	- 1.9%

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

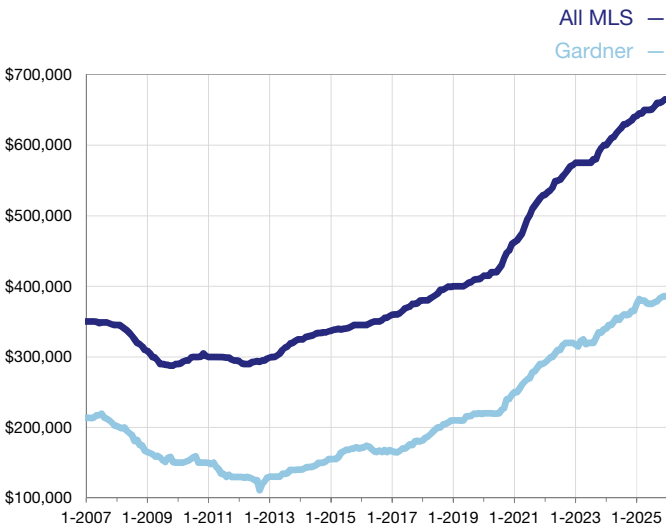
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	8	4	- 50.0%
Median Sales Price*	\$300,000	\$212,500	- 29.2%	\$262,500	\$232,500	- 11.4%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.3	2.3	+ 666.7%	--	--	--
Cumulative Days on Market Until Sale	14	65	+ 364.3%	56	53	- 5.4%
Percent of Original List Price Received*	115.4%	95.8%	- 17.0%	94.6%	97.0%	+ 2.5%
New Listings	3	4	+ 33.3%	8	10	+ 25.0%

\* 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

