

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

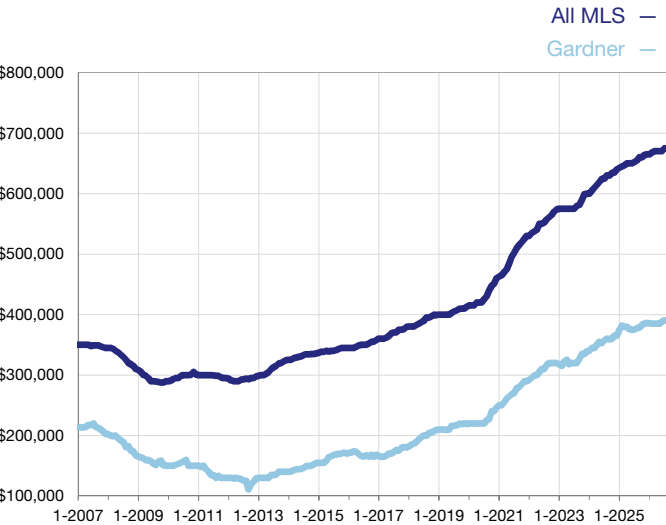
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	17	+ 30.8%	109	92	- 15.6%
Closed Sales	22	16	- 27.3%	111	88	- 20.7%
Median Sales Price*	\$393,000	\$387,500	- 1.4%	\$380,000	\$380,000	0.0%
Inventory of Homes for Sale	22	34	+ 54.5%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	39	38	- 2.6%
Percent of Original List Price Received*	97.9%	100.4%	+ 2.6%	99.7%	99.9%	+ 0.2%
New Listings	12	18	+ 50.0%	124	127	+ 2.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	13	20	+ 53.8%
Closed Sales	3	3	0.0%	18	19	+ 5.6%
Median Sales Price*	\$255,000	\$386,000	+ 51.4%	\$260,000	\$272,000	+ 4.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	30	14	- 53.3%	36	37	+ 2.8%
Percent of Original List Price Received*	99.4%	108.3%	+ 9.0%	98.2%	100.3%	+ 2.1%
New Listings	4	1	- 75.0%	20	19	- 5.0%

* 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

