

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gardner

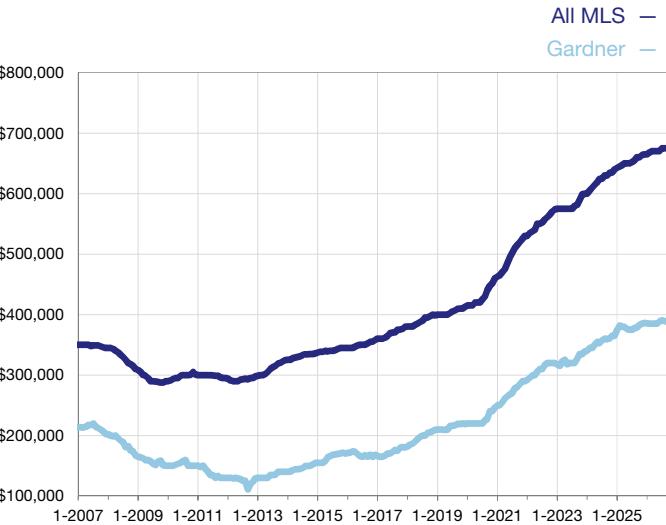
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	18	- 10.0%	129	107	- 17.1%
Closed Sales	12	14	+ 16.7%	123	102	- 17.1%
Median Sales Price*	\$422,500	\$392,500	- 7.1%	\$384,900	\$380,000	- 1.3%
Inventory of Homes for Sale	21	39	+ 85.7%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	39	26	- 33.3%	39	37	- 5.1%
Percent of Original List Price Received*	98.8%	103.0%	+ 4.3%	99.6%	100.3%	+ 0.7%
New Listings	21	25	+ 19.0%	145	152	+ 4.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	0	- 100.0%	18	20	+ 11.1%
Closed Sales	2	1	- 50.0%	20	20	0.0%
Median Sales Price*	\$212,000	\$159,000	- 25.0%	\$260,000	\$271,000	+ 4.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.6	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	26	3	- 88.5%	35	35	0.0%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	98.5%	100.3%	+ 1.8%
New Listings	3	4	+ 33.3%	23	23	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

