

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	2	- 66.7%	170	153	- 10.0%
Closed Sales	12	16	+ 33.3%	176	155	- 11.9%
Median Sales Price*	\$577,500	\$672,500	+ 16.5%	\$507,500	\$600,000	+ 18.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	53	53	0.0%	56	35	- 37.5%
Percent of Original List Price Received*	101.9%	104.0%	+ 2.1%	98.1%	103.5%	+ 5.5%
New Listings	7	5	- 28.6%	201	171	- 14.9%

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

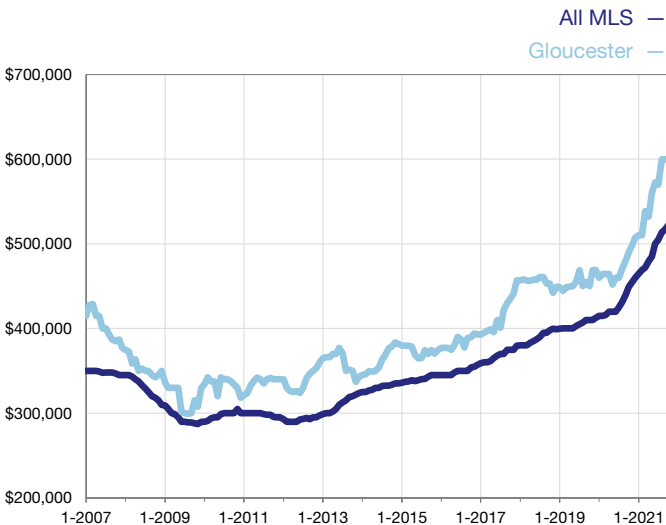
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	5	- 44.4%	115	119	+ 3.5%
Closed Sales	10	11	+ 10.0%	93	133	+ 43.0%
Median Sales Price*	\$430,950	\$570,000	+ 32.3%	\$399,000	\$485,000	+ 21.6%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	3.2	0.6	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	110	30	- 72.7%	89	54	- 39.3%
Percent of Original List Price Received*	97.2%	100.5%	+ 3.4%	96.4%	99.9%	+ 3.6%
New Listings	17	6	- 64.7%	147	114	- 22.4%

* 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

