

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	7	+ 133.3%	153	165	+ 7.8%
Closed Sales	16	13	- 18.8%	155	161	+ 3.9%
Median Sales Price*	\$672,500	\$620,000	- 7.8%	\$600,000	\$654,900	+ 9.1%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	53	23	- 56.6%	35	32	- 8.6%
Percent of Original List Price Received*	104.0%	96.7%	- 7.0%	103.5%	101.1%	- 2.3%
New Listings	5	3	- 40.0%	176	184	+ 4.5%

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

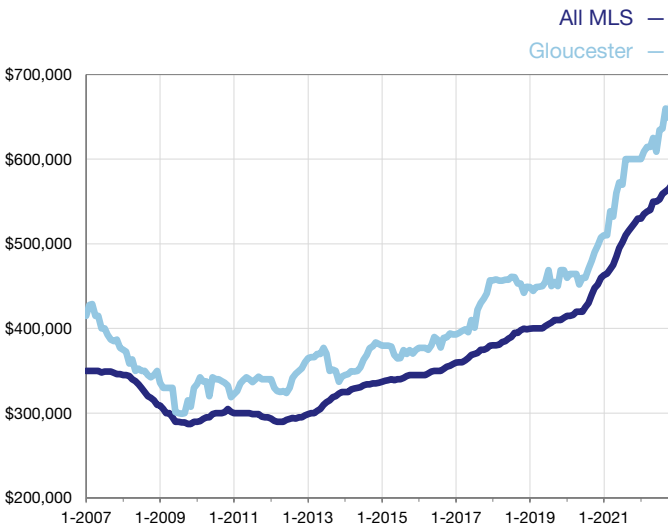
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	119	89	- 25.2%
Closed Sales	11	2	- 81.8%	133	93	- 30.1%
Median Sales Price*	\$570,000	\$208,995	- 63.3%	\$485,000	\$485,000	0.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	54	39	- 27.8%
Percent of Original List Price Received*	100.5%	100.0%	- 0.5%	99.9%	101.5%	+ 1.6%
New Listings	7	3	- 57.1%	117	95	- 18.8%

* 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

