

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$450,000	\$1,435,000	+ 218.9%	\$450,000	\$1,435,000	+ 218.9%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	28	40	+ 42.9%	28	40	+ 42.9%
Percent of Original List Price Received*	91.6%	98.0%	+ 7.0%	91.6%	98.0%	+ 7.0%
New Listings	9	12	+ 33.3%	9	12	+ 33.3%

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

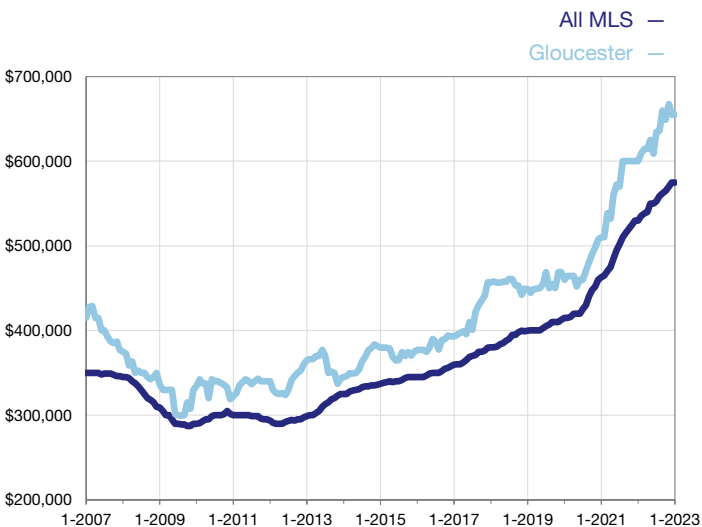
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$382,000	\$647,000	+ 69.4%	\$382,000	\$647,000	+ 69.4%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	49	30	- 38.8%	49	30	- 38.8%
Percent of Original List Price Received*	100.2%	98.4%	- 1.8%	100.2%	98.4%	- 1.8%
New Listings	7	3	- 57.1%	7	3	- 57.1%

\* 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

