

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	19	+ 18.8%	100	151	+ 51.0%
Closed Sales	17	25	+ 47.1%	96	138	+ 43.8%
Median Sales Price*	\$388,800	<b>\$615,000</b>	+ 58.2%	\$429,499	<b>\$475,000</b>	+ 10.6%
Inventory of Homes for Sale	88	56	- 36.4%	--	--	--
Months Supply of Inventory	5.7	2.9	- 49.1%	--	--	--
Cumulative Days on Market Until Sale	36	80	+ 122.2%	71	84	+ 18.3%
Percent of Original List Price Received*	98.3%	<b>94.2%</b>	- 4.2%	96.1%	<b>94.5%</b>	- 1.7%
New Listings	21	27	+ 28.6%	178	174	- 2.2%

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

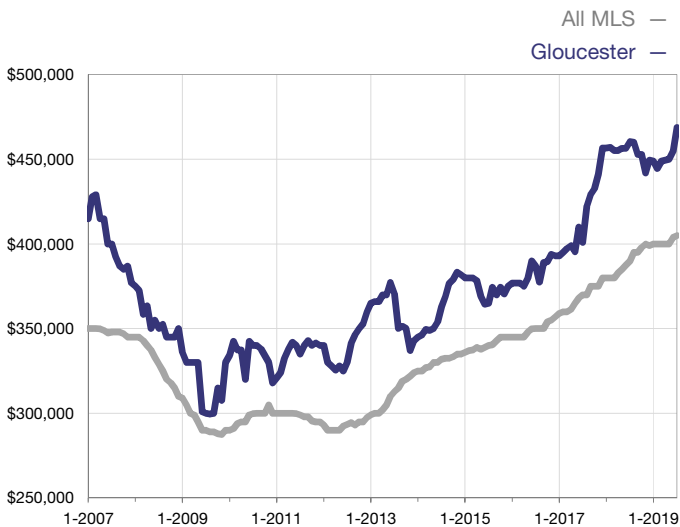
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	10	+ 25.0%	61	72	+ 18.0%
Closed Sales	15	9	- 40.0%	64	68	+ 6.3%
Median Sales Price*	\$283,000	<b>\$440,000</b>	+ 55.5%	\$322,500	<b>\$351,000</b>	+ 8.8%
Inventory of Homes for Sale	48	33	- 31.3%	--	--	--
Months Supply of Inventory	4.8	3.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	60	41	- 31.7%	72	100	+ 38.9%
Percent of Original List Price Received*	97.3%	<b>97.0%</b>	- 0.3%	97.9%	<b>96.0%</b>	- 1.9%
New Listings	20	12	- 40.0%	110	86	- 21.8%

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

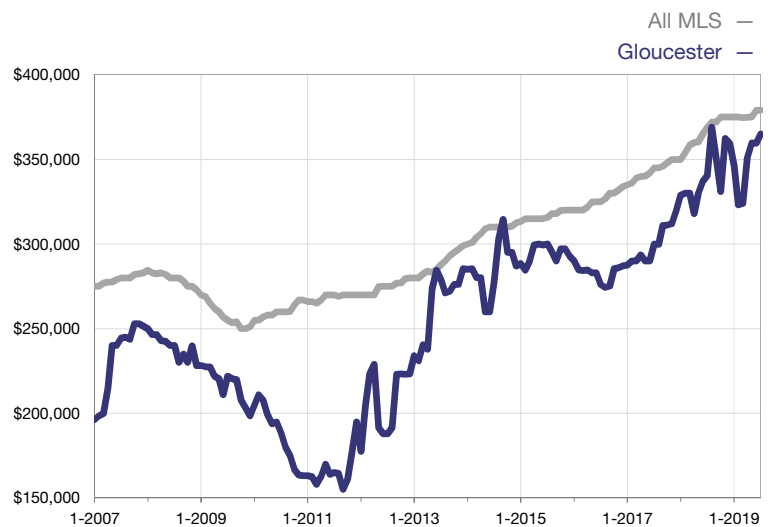
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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