

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	13	+ 18.2%	203	169	- 16.7%
Closed Sales	17	20	+ 17.6%	203	164	- 19.2%
Median Sales Price*	\$565,000	<b>\$552,000</b>	- 2.3%	\$471,000	<b>\$502,000</b>	+ 6.6%
Inventory of Homes for Sale	37	19	- 48.6%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	71	58	- 18.3%	77	56	- 27.3%
Percent of Original List Price Received*	92.3%	<b>100.4%</b>	+ 8.8%	94.2%	<b>97.8%</b>	+ 3.8%
New Listings	9	12	+ 33.3%	223	194	- 13.0%

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

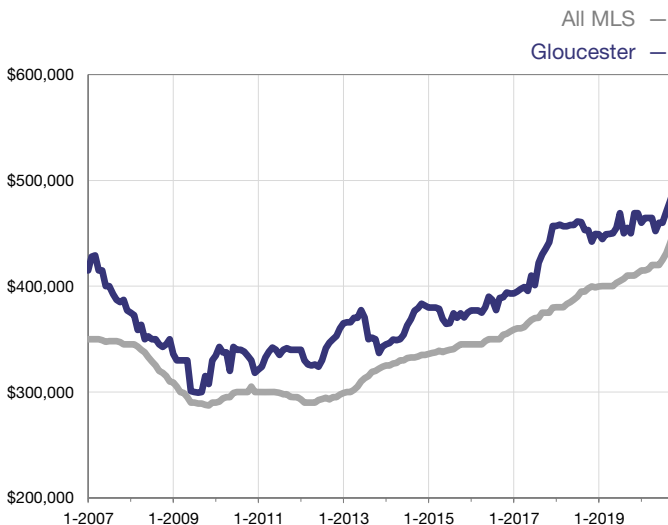
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	8	0.0%	107	105	- 1.9%
Closed Sales	6	8	+ 33.3%	100	83	- 17.0%
Median Sales Price*	\$287,500	<b>\$360,450</b>	+ 25.4%	\$349,000	<b>\$397,000</b>	+ 13.8%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	49	98	+ 100.0%	93	86	- 7.5%
Percent of Original List Price Received*	99.9%	<b>93.2%</b>	- 6.7%	95.9%	<b>96.3%</b>	+ 0.4%
New Listings	5	7	+ 40.0%	123	131	+ 6.5%

\* 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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