

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	18	+ 100.0%	40	48	+ 20.0%
Closed Sales	12	5	- 58.3%	40	29	- 27.5%
Median Sales Price*	\$457,500	\$510,000	+ 11.5%	\$435,000	\$510,000	+ 17.2%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	60	48	- 20.0%
Percent of Original List Price Received*	96.4%	104.6%	+ 8.5%	94.7%	101.7%	+ 7.4%
New Listings	10	19	+ 90.0%	58	50	- 13.8%

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

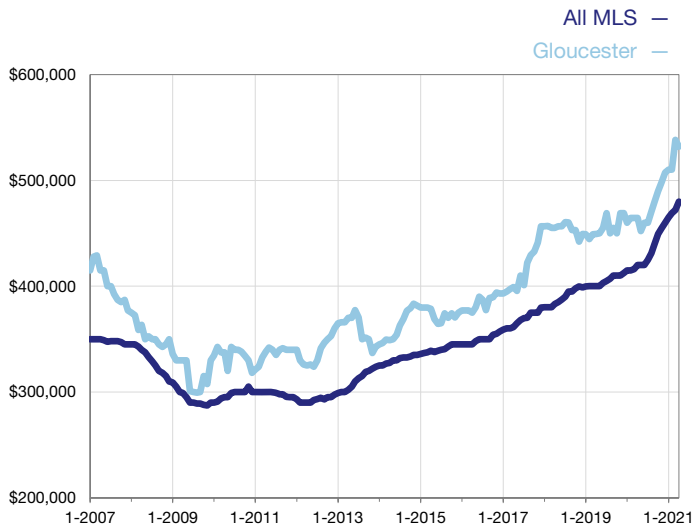
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	12	+ 100.0%	23	50	+ 117.4%
Closed Sales	3	11	+ 266.7%	23	42	+ 82.6%
Median Sales Price*	\$210,000	\$440,000	+ 109.5%	\$460,000	\$437,500	- 4.9%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	61	- 1.6%	124	65	- 47.6%
Percent of Original List Price Received*	97.4%	101.2%	+ 3.9%	95.9%	98.4%	+ 2.6%
New Listings	3	9	+ 200.0%	33	40	+ 21.2%

* 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

