

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	15	- 25.0%	60	63	+ 5.0%
Closed Sales	12	12	0.0%	52	41	- 21.2%
Median Sales Price*	\$448,750	<b>\$619,150</b>	+ 38.0%	\$437,000	<b>\$556,200</b>	+ 27.3%
Inventory of Homes for Sale	35	15	- 57.1%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 4.9%	56	45	- 19.6%
Percent of Original List Price Received*	97.4%	<b>101.8%</b>	+ 4.5%	95.3%	<b>101.7%</b>	+ 6.7%
New Listings	28	18	- 35.7%	86	68	- 20.9%

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

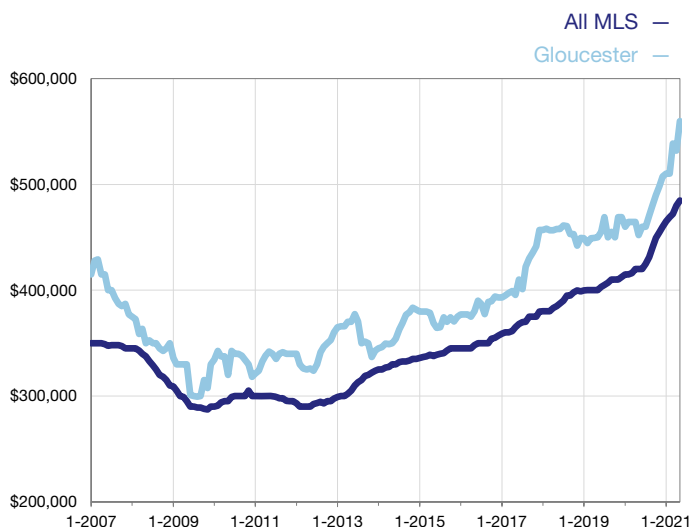
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	9	- 10.0%	33	59	+ 78.8%
Closed Sales	3	10	+ 233.3%	26	52	+ 100.0%
Median Sales Price*	\$352,750	<b>\$420,000</b>	+ 19.1%	\$432,500	<b>\$437,500</b>	+ 1.2%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	113	56	- 50.4%	123	63	- 48.8%
Percent of Original List Price Received*	93.4%	<b>102.7%</b>	+ 10.0%	95.6%	<b>99.2%</b>	+ 3.8%
New Listings	12	12	0.0%	45	52	+ 15.6%

\* 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

