

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	15	+ 25.0%	150	160	+ 6.7%
Closed Sales	9	17	+ 88.9%	139	147	+ 5.8%
Median Sales Price*	\$585,000	<b>\$710,000</b>	+ 21.4%	\$600,000	<b>\$675,000</b>	+ 12.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	43	+ 38.7%	32	33	+ 3.1%
Percent of Original List Price Received*	101.9%	95.1%	- 6.7%	103.4%	101.5%	- 1.8%
New Listings	9	9	0.0%	171	181	+ 5.8%

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

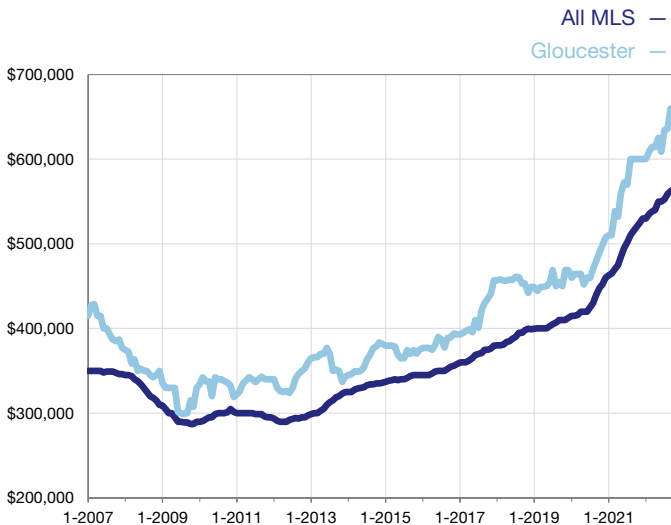
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	5	- 28.6%	113	86	- 23.9%
Closed Sales	14	8	- 42.9%	122	91	- 25.4%
Median Sales Price*	\$672,000	<b>\$475,000</b>	- 29.3%	\$484,000	<b>\$491,000</b>	+ 1.4%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	70	35	- 50.0%	56	40	- 28.6%
Percent of Original List Price Received*	100.2%	98.4%	- 1.8%	99.8%	101.6%	+ 1.8%
New Listings	3	5	+ 66.7%	110	92	- 16.4%

\* 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

