

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	7	- 56.3%	42	30	- 28.6%
Closed Sales	9	6	- 33.3%	28	28	0.0%
Median Sales Price*	\$550,000	\$550,000	0.0%	\$555,000	\$572,500	+ 3.2%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	21	46	+ 119.0%
Percent of Original List Price Received*	103.4%	102.1%	- 1.3%	102.5%	96.9%	- 5.5%
New Listings	18	17	- 5.6%	49	40	- 18.4%

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

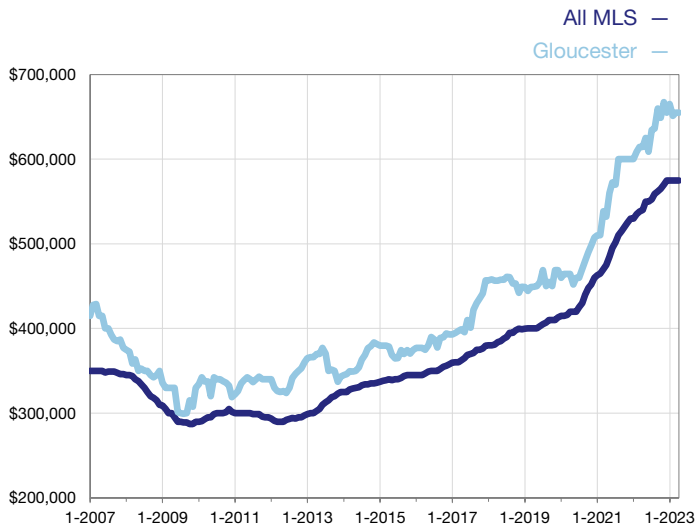
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	35	23	- 34.3%
Closed Sales	11	5	- 54.5%	32	15	- 53.1%
Median Sales Price*	\$750,000	\$276,000	- 63.2%	\$577,000	\$375,000	- 35.0%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	49	25	- 49.0%	63	33	- 47.6%
Percent of Original List Price Received*	105.6%	98.8%	- 6.4%	101.2%	97.0%	- 4.2%
New Listings	10	13	+ 30.0%	33	32	- 3.0%

* 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

