

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	16	- 23.8%	82	67	- 18.3%
Closed Sales	16	17	+ 6.3%	59	54	- 8.5%
Median Sales Price*	\$720,000	<b>\$640,000</b>	- 11.1%	\$610,000	<b>\$625,000</b>	+ 2.5%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	17	- 26.1%	23	32	+ 39.1%
Percent of Original List Price Received*	106.2%	<b>104.1%</b>	- 2.0%	104.1%	<b>101.3%</b>	- 2.7%
New Listings	23	27	+ 17.4%	102	86	- 15.7%

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

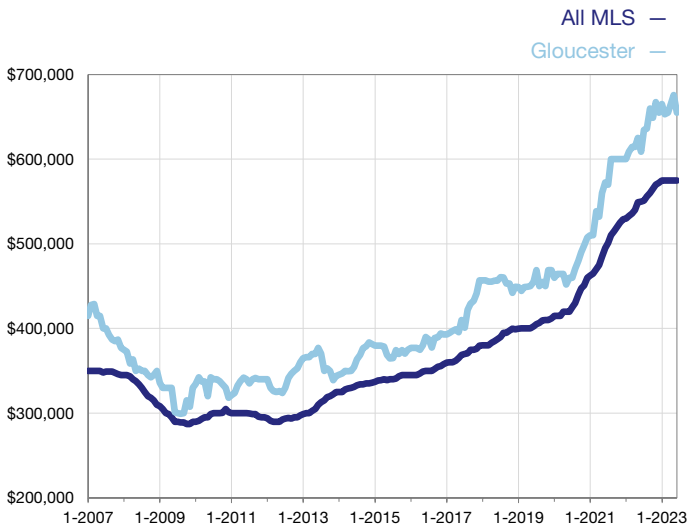
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	53	47	- 11.3%
Closed Sales	10	12	+ 20.0%	53	36	- 32.1%
Median Sales Price*	\$367,000	<b>\$380,000</b>	+ 3.5%	\$511,000	<b>\$406,000</b>	- 20.5%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	49	32	- 34.7%
Percent of Original List Price Received*	103.3%	<b>99.5%</b>	- 3.7%	101.8%	<b>99.9%</b>	- 1.9%
New Listings	6	9	+ 50.0%	49	55	+ 12.2%

\* 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

