

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	130	106	- 18.5%
Closed Sales	20	12	- 40.0%	119	92	- 22.7%
Median Sales Price*	\$721,750	\$702,500	- 2.7%	\$655,000	\$651,000	- 0.6%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	72	41	- 43.1%	31	35	+ 12.9%
Percent of Original List Price Received*	97.8%	98.5%	+ 0.7%	102.4%	100.0%	- 2.3%
New Listings	15	15	0.0%	157	129	- 17.8%

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

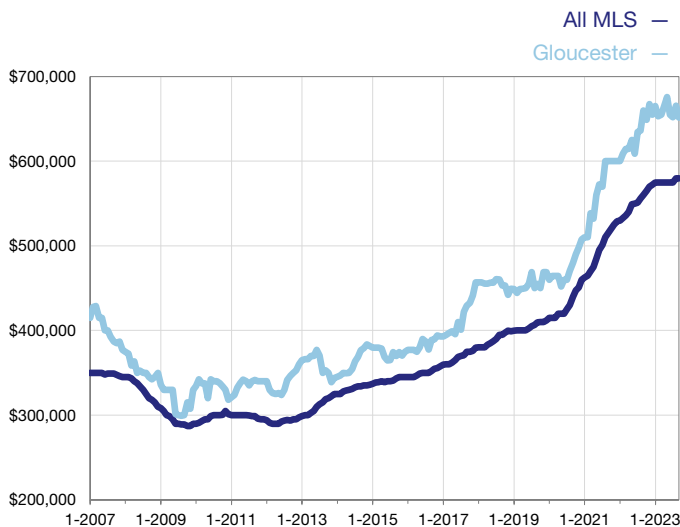
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	73	63	- 13.7%
Closed Sales	8	8	0.0%	76	61	- 19.7%
Median Sales Price*	\$284,500	\$527,000	+ 85.2%	\$499,250	\$525,000	+ 5.2%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	42	30	- 28.6%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	101.3%	99.8%	- 1.5%
New Listings	10	10	0.0%	77	85	+ 10.4%

* 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

