

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	10	- 33.3%	144	114	- 20.8%
Closed Sales	11	11	0.0%	130	103	- 20.8%
Median Sales Price*	\$530,000	<b>\$719,000</b>	+ 35.7%	\$648,500	<b>\$680,000</b>	+ 4.9%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	32	32	0.0%	31	35	+ 12.9%
Percent of Original List Price Received*	101.5%	<b>101.7%</b>	+ 0.2%	102.4%	<b>100.2%</b>	- 2.1%
New Listings	13	12	- 7.7%	170	141	- 17.1%

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

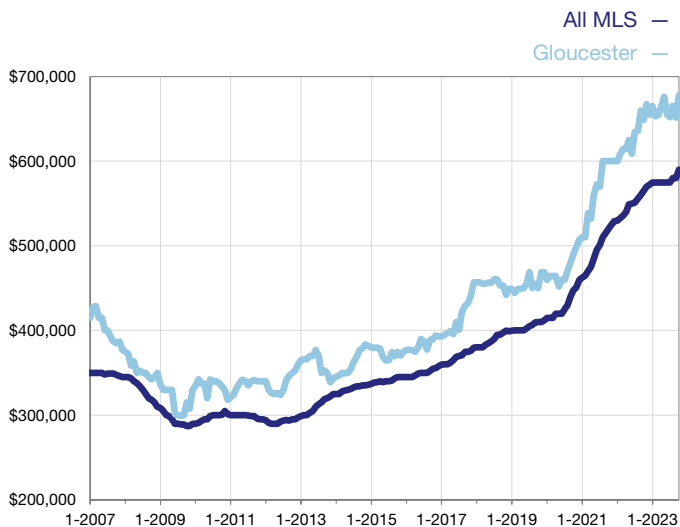
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	79	70	- 11.4%
Closed Sales	7	7	0.0%	83	68	- 18.1%
Median Sales Price*	\$365,000	<b>\$430,000</b>	+ 17.8%	\$491,000	<b>\$520,000</b>	+ 5.9%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	40	29	- 27.5%
Percent of Original List Price Received*	107.5%	<b>104.1%</b>	- 3.2%	101.9%	<b>100.2%</b>	- 1.7%
New Listings	7	6	- 14.3%	84	92	+ 9.5%

\* 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

