

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	156	121	- 22.4%
Closed Sales	18	10	- 44.4%	148	113	- 23.6%
Median Sales Price*	\$707,500	<b>\$795,000</b>	+ 12.4%	\$665,000	<b>\$700,000</b>	+ 5.3%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	43	59	+ 37.2%	33	37	+ 12.1%
Percent of Original List Price Received*	95.0%	93.5%	- 1.6%	101.5%	99.6%	- 1.9%
New Listings	7	7	0.0%	177	149	- 15.8%

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

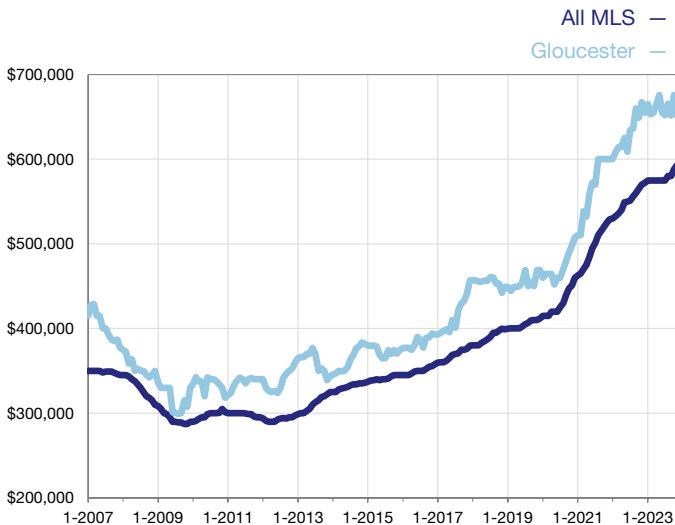
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	84	76	- 9.5%
Closed Sales	8	5	- 37.5%	91	73	- 19.8%
Median Sales Price*	\$475,000	<b>\$575,000</b>	+ 21.1%	\$491,000	<b>\$525,000</b>	+ 6.9%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	35	57	+ 62.9%	40	31	- 22.5%
Percent of Original List Price Received*	98.4%	95.2%	- 3.3%	101.6%	99.9%	- 1.7%
New Listings	5	5	0.0%	89	96	+ 7.9%

\* 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

