

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

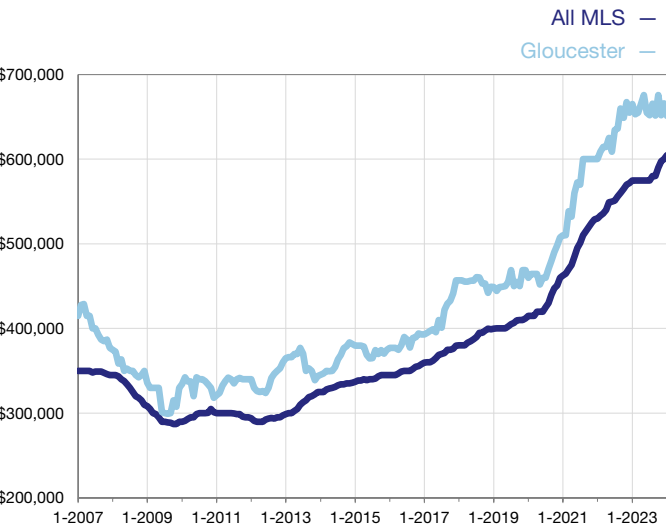
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$1,435,000	\$528,075	- 63.2%	\$1,435,000	\$528,075	- 63.2%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	40	64	+ 60.0%	40	64	+ 60.0%
Percent of Original List Price Received*	98.0%	89.8%	- 8.4%	98.0%	89.8%	- 8.4%
New Listings	12	5	- 58.3%	12	5	- 58.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Median Sales Price*	\$647,000	\$569,000	- 12.1%	\$647,000	\$569,000	- 12.1%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	30	78	+ 160.0%	30	78	+ 160.0%
Percent of Original List Price Received*	98.4%	96.4%	- 2.0%	98.4%	96.4%	- 2.0%
New Listings	3	0	- 100.0%	3	0	- 100.0%

\* 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

