

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	11	+ 120.0%	28	33	+ 17.9%
Closed Sales	6	9	+ 50.0%	27	25	- 7.4%
Median Sales Price*	\$550,000	\$595,000	+ 8.2%	\$580,000	\$556,000	- 4.1%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	45	71	+ 57.8%
Percent of Original List Price Received*	102.1%	100.8%	- 1.3%	98.1%	93.6%	- 4.6%
New Listings	15	17	+ 13.3%	38	43	+ 13.2%

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

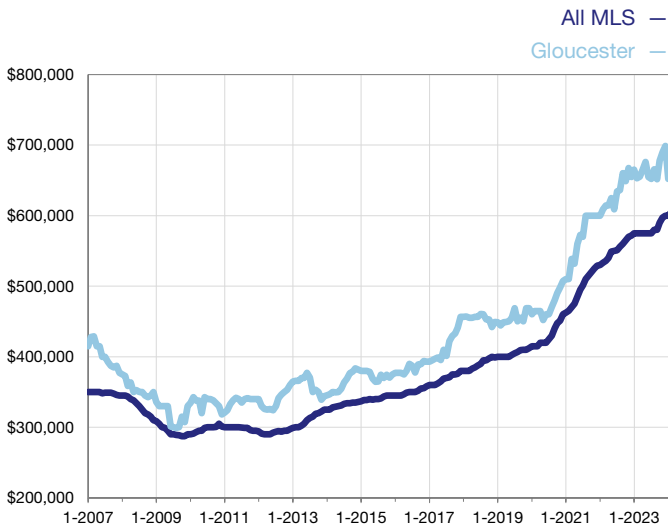
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	18	24	+ 33.3%
Closed Sales	5	7	+ 40.0%	15	20	+ 33.3%
Median Sales Price*	\$276,000	\$430,000	+ 55.8%	\$375,000	\$544,000	+ 45.1%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	3.3	1.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	33	61	+ 84.8%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	97.0%	98.7%	+ 1.8%
New Listings	13	6	- 53.8%	32	22	- 31.3%

* 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

