

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

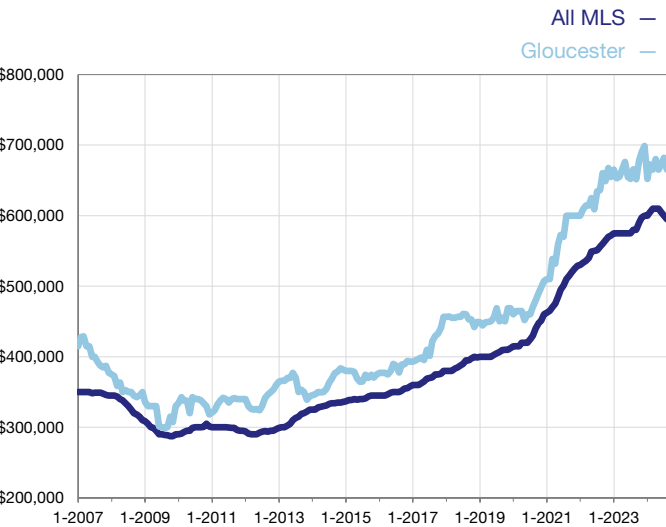
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	88	84	- 4.5%
Closed Sales	14	14	0.0%	80	75	- 6.3%
Median Sales Price*	\$724,500	\$852,000	+ 17.6%	\$651,000	\$665,000	+ 2.2%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	31	45	+ 45.2%	34	43	+ 26.5%
Percent of Original List Price Received*	95.2%	101.3%	+ 6.4%	100.2%	99.4%	- 0.8%
New Listings	11	14	+ 27.3%	115	102	- 11.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	56	48	- 14.3%
Closed Sales	5	5	0.0%	53	46	- 13.2%
Median Sales Price*	\$599,000	\$645,000	+ 7.7%	\$515,000	\$625,000	+ 21.4%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	48	39	- 18.8%	32	49	+ 53.1%
Percent of Original List Price Received*	100.1%	97.9%	- 2.2%	99.8%	98.6%	- 1.2%
New Listings	10	7	- 30.0%	74	62	- 16.2%

* 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

