

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	13	- 13.3%	103	93	- 9.7%
Closed Sales	12	7	- 41.7%	92	82	- 10.9%
Median Sales Price*	\$702,500	\$691,000	- 1.6%	\$651,000	\$672,500	+ 3.3%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	41	68	+ 65.9%	35	45	+ 28.6%
Percent of Original List Price Received*	98.5%	101.2%	+ 2.7%	100.0%	99.5%	- 0.5%
New Listings	15	18	+ 20.0%	130	120	- 7.7%

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

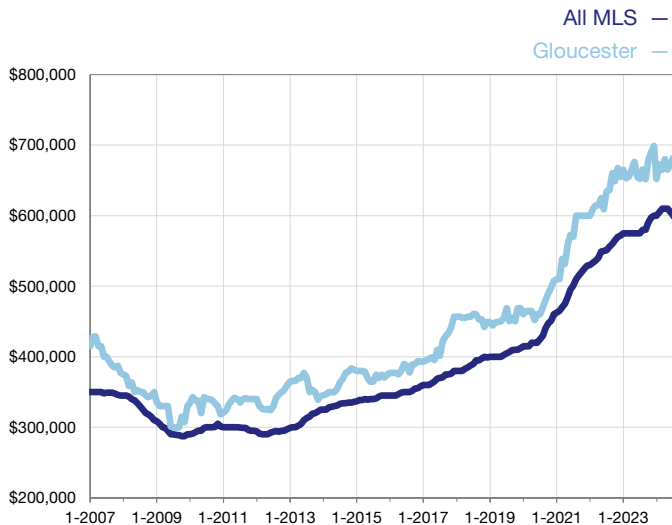
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	62	53	- 14.5%
Closed Sales	8	6	- 25.0%	61	52	- 14.8%
Median Sales Price*	\$527,000	\$749,000	+ 42.1%	\$525,000	\$625,000	+ 19.0%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	13	60	+ 361.5%	30	50	+ 66.7%
Percent of Original List Price Received*	99.8%	99.7%	- 0.1%	99.8%	98.7%	- 1.1%
New Listings	11	5	- 54.5%	85	67	- 21.2%

* 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

