

# Local Market Update – October 2024

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## Gloucester

### Single-Family Properties

| Key Metrics                              | October   |             |          | Year to Date |           |         |
|--|-----------|-------------|----------|--------------|-----------|---------|
|  | 2023      | 2024        | + / -    | 2023         | 2024      | + / -   |
| Pending Sales                            | 8         | 14          | + 75.0%  | 111          | 103       | - 7.2%  |
| Closed Sales                             | 11        | 16          | + 45.5%  | 103          | 98        | - 4.9%  |
| Median Sales Price*                      | \$719,000 | \$1,000,000 | + 39.1%  | \$680,000    | \$700,000 | + 2.9%  |
| Inventory of Homes for Sale              | 31        | 26          | - 16.1%  | --           | --        | --      |
| Months Supply of Inventory               | 3.0       | 2.7         | - 10.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 32        | 81          | + 153.1% | 35           | 51        | + 45.7% |
| Percent of Original List Price Received* | 101.7%    | 99.5%       | - 2.2%   | 100.2%       | 99.5%     | - 0.7%  |
| New Listings                             | 12        | 11          | - 8.3%   | 142          | 130       | - 8.5%  |

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

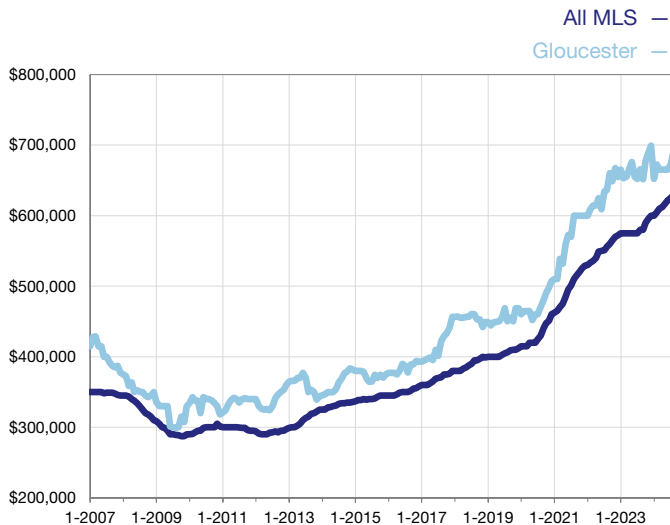
### Condominium Properties

| Key Metrics                              | October   |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Pending Sales                            | 6         | 10        | + 66.7%  | 68           | 62        | - 8.8%  |
| Closed Sales                             | 7         | 5         | - 28.6%  | 68           | 57        | - 16.2% |
| Median Sales Price*                      | \$430,000 | \$874,900 | + 103.5% | \$520,000    | \$625,000 | + 20.2% |
| Inventory of Homes for Sale              | 20        | 15        | - 25.0%  | --           | --        | --      |
| Months Supply of Inventory               | 3.2       | 2.5       | - 21.9%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 22        | 56        | + 154.5% | 29           | 50        | + 72.4% |
| Percent of Original List Price Received* | 104.1%    | 91.3%     | - 12.3%  | 100.2%       | 98.1%     | - 2.1%  |
| New Listings                             | 6         | 11        | + 83.3%  | 91           | 78        | - 14.3% |

\* 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

