

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

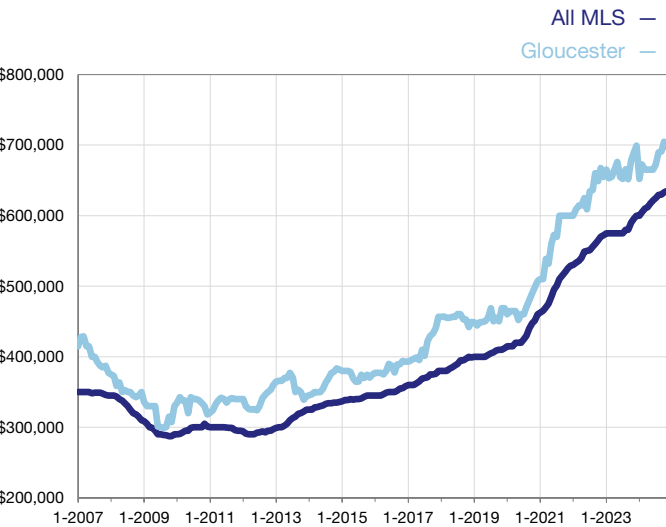
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	118	115	- 2.5%
Closed Sales	10	8	- 20.0%	113	106	- 6.2%
Median Sales Price*	\$795,000	\$790,000	- 0.6%	\$700,000	\$705,000	+ 0.7%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	59	87	+ 47.5%	37	53	+ 43.2%
Percent of Original List Price Received*	93.5%	101.8%	+ 8.9%	99.6%	99.7%	+ 0.1%
New Listings	6	9	+ 50.0%	148	139	- 6.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	74	71	- 4.1%
Closed Sales	5	5	0.0%	73	62	- 15.1%
Median Sales Price*	\$575,000	\$875,000	+ 52.2%	\$525,000	\$627,500	+ 19.5%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	57	123	+ 115.8%	31	56	+ 80.6%
Percent of Original List Price Received*	95.2%	91.7%	- 3.7%	99.9%	97.6%	- 2.3%
New Listings	6	5	- 16.7%	97	83	- 14.4%

\* 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

