

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

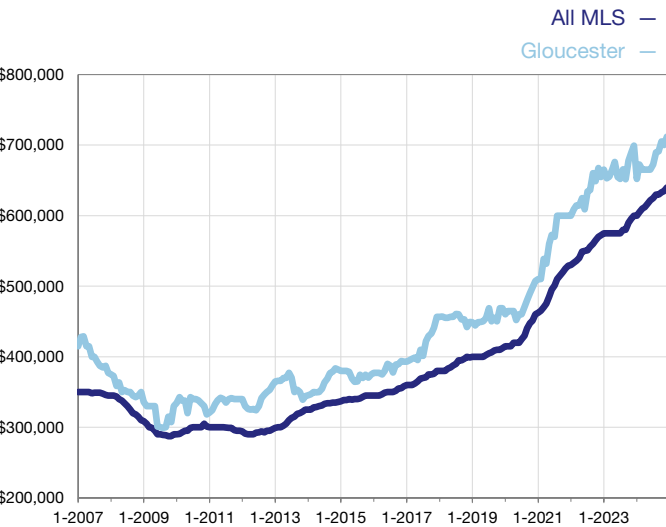
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	124	122	- 1.6%
Closed Sales	10	17	+ 70.0%	123	123	0.0%
Median Sales Price*	\$585,750	\$740,300	+ 26.4%	\$699,000	\$712,000	+ 1.9%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	62	79	+ 27.4%	39	57	+ 46.2%
Percent of Original List Price Received*	93.1%	97.6%	+ 4.8%	99.1%	99.4%	+ 0.3%
New Listings	4	4	0.0%	152	143	- 5.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	79	74	- 6.3%
Closed Sales	6	11	+ 83.3%	79	73	- 7.6%
Median Sales Price*	\$583,500	\$585,000	+ 0.3%	\$529,000	\$625,000	+ 18.1%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	62	+ 29.2%	32	57	+ 78.1%
Percent of Original List Price Received*	107.2%	96.8%	- 9.7%	100.4%	97.4%	- 3.0%
New Listings	3	2	- 33.3%	100	85	- 15.0%

\* 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

