

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

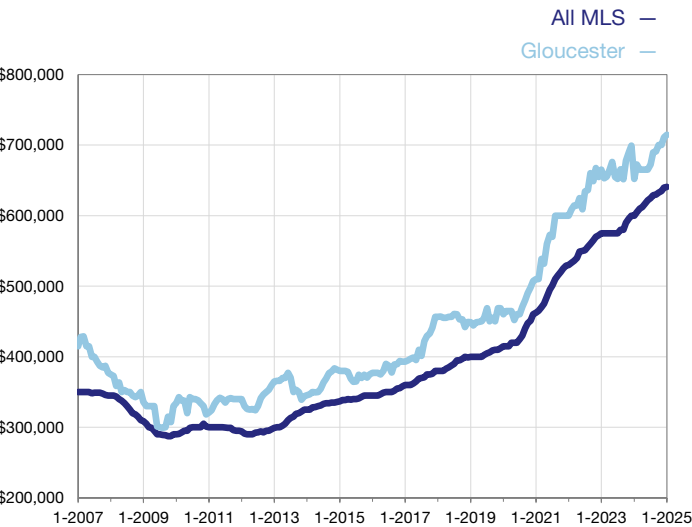
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	8	4	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$528,075	\$609,500	+ 15.4%	\$528,075	\$609,500	+ 15.4%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	64	28	- 56.3%	64	28	- 56.3%
Percent of Original List Price Received*	89.8%	97.4%	+ 8.5%	89.8%	97.4%	+ 8.5%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$569,000	\$665,000	+ 16.9%	\$569,000	\$665,000	+ 16.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	78	46	- 41.0%	78	46	- 41.0%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	96.4%	95.7%	- 0.7%
New Listings	0	7	--	0	7	--

* 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

