

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

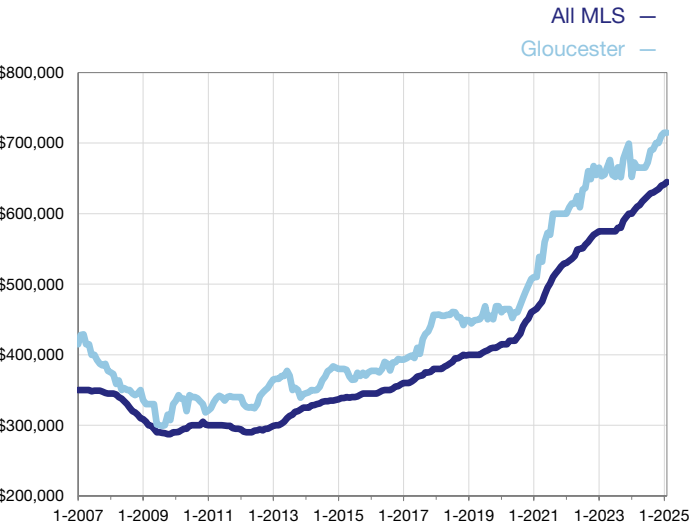
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	11	14	+ 27.3%
Closed Sales	5	8	+ 60.0%	13	13	0.0%
Median Sales Price*	\$1,070,000	\$737,500	- 31.1%	\$556,000	\$695,000	+ 25.0%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	142	60	- 57.7%	94	56	- 40.4%
Percent of Original List Price Received*	89.9%	95.5%	+ 6.2%	89.9%	95.3%	+ 6.0%
New Listings	10	8	- 20.0%	15	15	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	7	12	+ 71.4%
Closed Sales	2	2	0.0%	9	7	- 22.2%
Median Sales Price*	\$1,281,750	\$1,450,000	+ 13.1%	\$688,500	\$670,000	- 2.7%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	60	43	- 28.3%	74	45	- 39.2%
Percent of Original List Price Received*	101.5%	99.2%	- 2.3%	97.6%	96.7%	- 0.9%
New Listings	10	5	- 50.0%	10	12	+ 20.0%

* 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

