

Gloucester

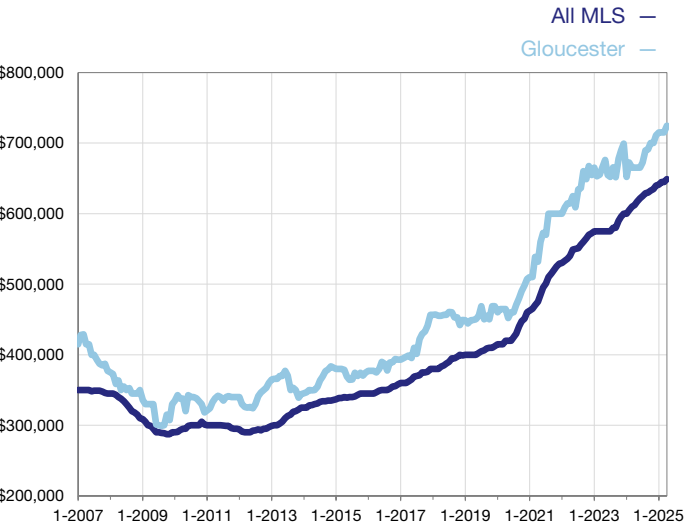
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	32	34	+ 6.3%
Closed Sales	9	5	- 44.4%	25	23	- 8.0%
Median Sales Price*	\$595,000	\$599,000	+ 0.7%	\$556,000	\$695,000	+ 25.0%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	71	50	- 29.6%
Percent of Original List Price Received*	100.8%	100.3%	- 0.5%	93.6%	97.8%	+ 4.5%
New Listings	17	27	+ 58.8%	43	51	+ 18.6%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	23	22	- 4.3%
Closed Sales	7	3	- 57.1%	20	19	- 5.0%
Median Sales Price*	\$430,000	\$583,500	+ 35.7%	\$544,000	\$665,000	+ 22.2%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	47	76	+ 61.7%	61	65	+ 6.6%
Percent of Original List Price Received*	98.9%	98.9%	0.0%	98.7%	98.8%	+ 0.1%
New Listings	6	13	+ 116.7%	22	31	+ 40.9%

* 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

