

# Gloucester

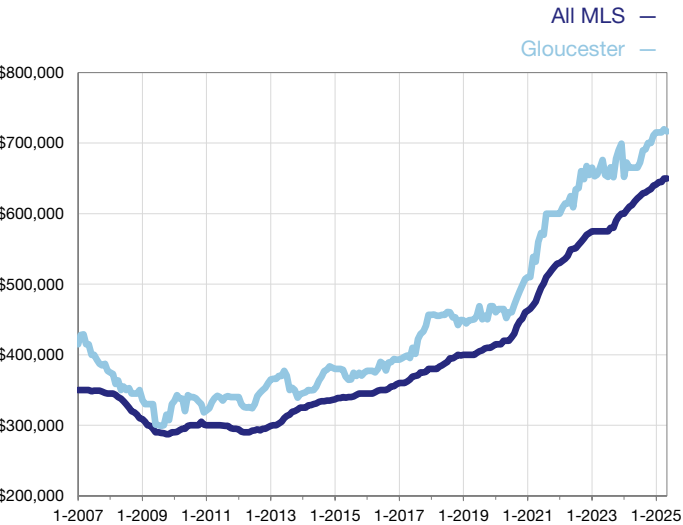
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	18	+ 12.5%	48	48	0.0%
Closed Sales	12	14	+ 16.7%	37	37	0.0%
Median Sales Price*	\$654,950	\$687,500	+ 5.0%	\$600,000	\$695,000	+ 15.8%
Inventory of Homes for Sale	25	35	+ 40.0%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	57	46	- 19.3%
Percent of Original List Price Received*	101.4%	101.9%	+ 0.5%	96.1%	99.4%	+ 3.4%
New Listings	18	28	+ 55.6%	61	78	+ 27.9%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	26	28	+ 7.7%
Closed Sales	8	7	- 12.5%	28	26	- 7.1%
Median Sales Price*	\$762,500	\$340,000	- 55.4%	\$599,500	\$589,250	- 1.7%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	65	28	- 56.9%	62	55	- 11.3%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.2%	98.1%	98.4%	+ 0.3%
New Listings	10	13	+ 30.0%	32	44	+ 37.5%

\* 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

