

Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

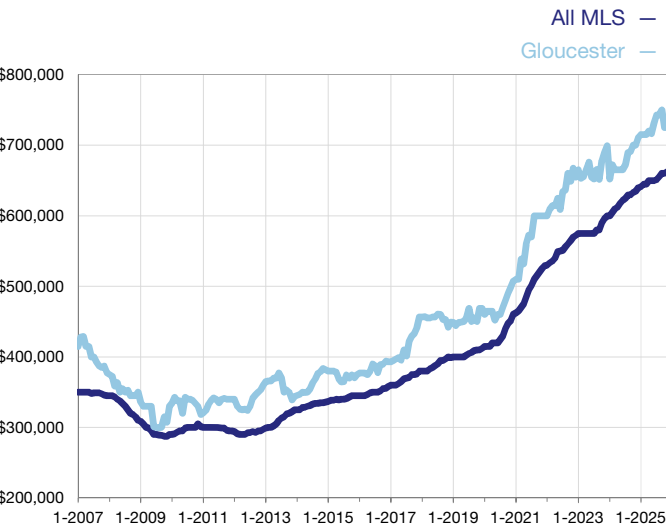
Single-Family Properties	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	18	+ 63.6%	112	141	+ 25.9%
Closed Sales	8	10	+ 25.0%	105	124	+ 18.1%
Median Sales Price*	\$790,000	\$765,000	- 3.2%	\$700,000	\$725,000	+ 3.6%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	87	51	- 41.4%	51	50	- 2.0%
Percent of Original List Price Received*	101.8%	96.9%	- 4.8%	99.7%	97.4%	- 2.3%
New Listings	9	8	- 11.1%	138	175	+ 26.8%

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

Condominium Properties	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	68	68	0.0%
Closed Sales	5	6	+ 20.0%	63	64	+ 1.6%
Median Sales Price*	\$875,000	\$600,000	- 31.4%	\$630,000	\$551,750	- 12.4%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	123	93	- 24.4%	56	54	- 3.6%
Percent of Original List Price Received*	91.7%	90.5%	- 1.3%	97.6%	96.4%	- 1.2%
New Listings	5	7	+ 40.0%	84	92	+ 9.5%

* 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

