

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	9	+ 12.5%	120	145	+ 20.8%
Closed Sales	17	17	0.0%	122	141	+ 15.6%
Median Sales Price*	\$740,300	\$935,000	+ 26.3%	\$711,000	\$735,000	+ 3.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	79	62	- 21.5%	55	52	- 5.5%
Percent of Original List Price Received*	97.6%	97.8%	+ 0.2%	99.4%	97.5%	- 1.9%
New Listings	4	1	- 75.0%	142	174	+ 22.5%

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

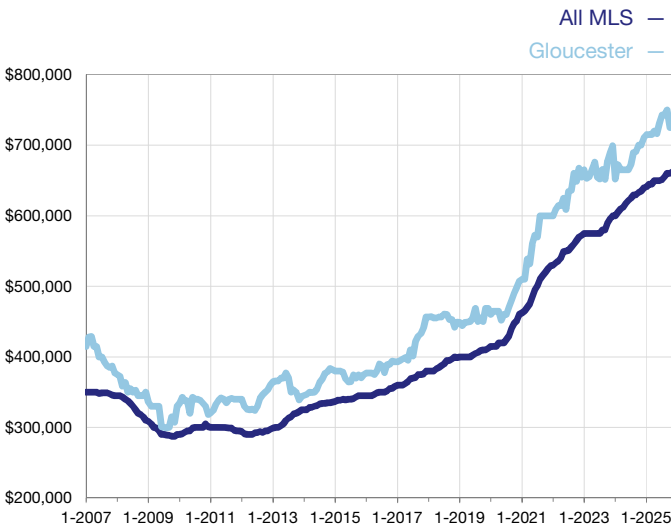
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	6	0.0%	74	73	- 1.4%
Closed Sales	11	7	- 36.4%	74	71	- 4.1%
Median Sales Price*	\$585,000	\$715,000	+ 22.2%	\$627,500	\$583,500	- 7.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	62	43	- 30.6%	57	53	- 7.0%
Percent of Original List Price Received*	96.8%	96.3%	- 0.5%	97.4%	96.3%	- 1.1%
New Listings	2	5	+ 150.0%	86	97	+ 12.8%

* 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

