

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	13	8	- 38.5%
Closed Sales	8	3	- 62.5%	13	11	- 15.4%
Median Sales Price*	\$737,500	\$790,000	+ 7.1%	\$695,000	\$790,000	+ 13.7%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	108	+ 80.0%	56	67	+ 19.6%
Percent of Original List Price Received*	95.5%	96.8%	+ 1.4%	95.3%	94.9%	- 0.4%
New Listings	8	10	+ 25.0%	14	16	+ 14.3%

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

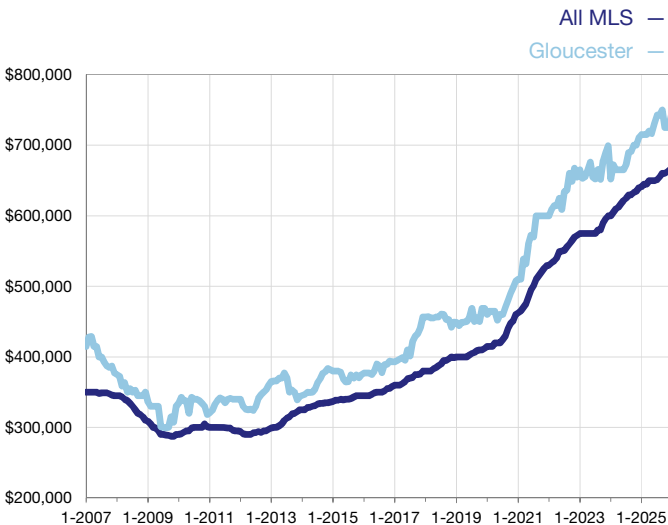
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	3	- 57.1%	9	7	- 22.2%
Closed Sales	2	6	+ 200.0%	7	11	+ 57.1%
Median Sales Price*	\$1,450,000	\$351,250	- 75.8%	\$670,000	\$342,500	- 48.9%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.6	3.3	+ 106.3%	--	--	--
Cumulative Days on Market Until Sale	43	25	- 41.9%	45	47	+ 4.4%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	96.7%	98.5%	+ 1.9%
New Listings	5	7	+ 40.0%	13	17	+ 30.8%

* 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

