

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Gloucester

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	15	+ 200.0%	18	20	+ 11.1%
Closed Sales	5	4	- 20.0%	18	15	- 16.7%
Median Sales Price*	\$725,000	<b>\$688,500</b>	- 5.0%	\$705,000	<b>\$790,000</b>	+ 12.1%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	48	19	- 60.4%	54	54	0.0%
Percent of Original List Price Received*	101.8%	<b>101.8%</b>	0.0%	97.1%	<b>96.7%</b>	- 0.4%
New Listings	10	15	+ 50.0%	24	31	+ 29.2%

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

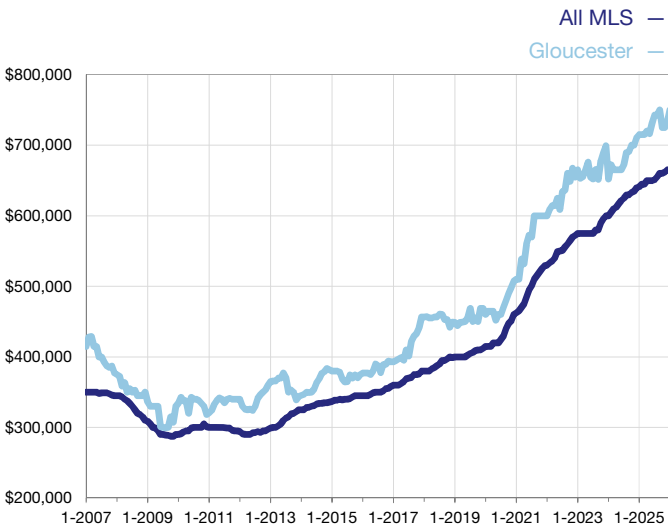
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	7	+ 16.7%	15	14	- 6.7%
Closed Sales	9	5	- 44.4%	16	16	0.0%
Median Sales Price*	\$825,000	<b>\$475,000</b>	- 42.4%	\$747,500	<b>\$385,500</b>	- 48.4%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	78	52	- 33.3%	64	49	- 23.4%
Percent of Original List Price Received*	100.3%	<b>95.6%</b>	- 4.7%	98.7%	<b>97.6%</b>	- 1.1%
New Listings	5	7	+ 40.0%	18	24	+ 33.3%

\* 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

