

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	13	+ 8.3%	30	29	- 3.3%
Closed Sales	5	10	+ 100.0%	23	25	+ 8.7%
Median Sales Price*	\$599,000	\$897,500	+ 49.8%	\$695,000	\$829,000	+ 19.3%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	37	46	+ 24.3%	50	51	+ 2.0%
Percent of Original List Price Received*	100.3%	99.7%	- 0.6%	97.8%	97.9%	+ 0.1%
New Listings	26	20	- 23.1%	50	51	+ 2.0%

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

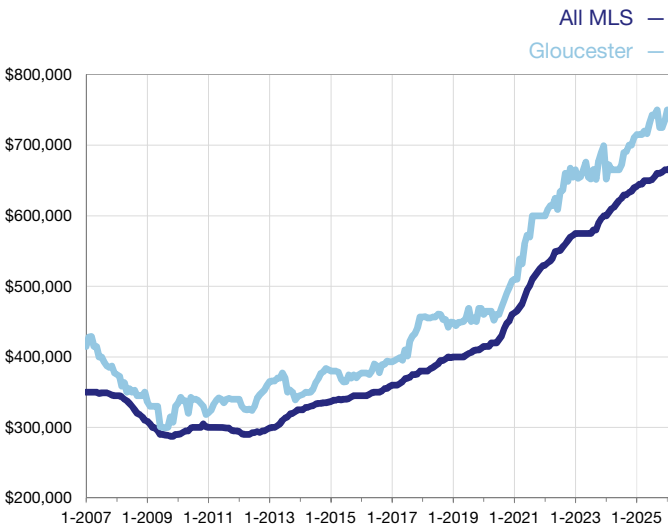
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	21	19	- 9.5%
Closed Sales	3	3	0.0%	19	19	0.0%
Median Sales Price*	\$583,500	\$1,260,000	+ 115.9%	\$665,000	\$411,000	- 38.2%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	76	120	+ 57.9%	65	60	- 7.7%
Percent of Original List Price Received*	98.9%	91.8%	- 7.2%	98.8%	96.7%	- 2.1%
New Listings	13	14	+ 7.7%	31	38	+ 22.6%

* 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

