

Gloucester

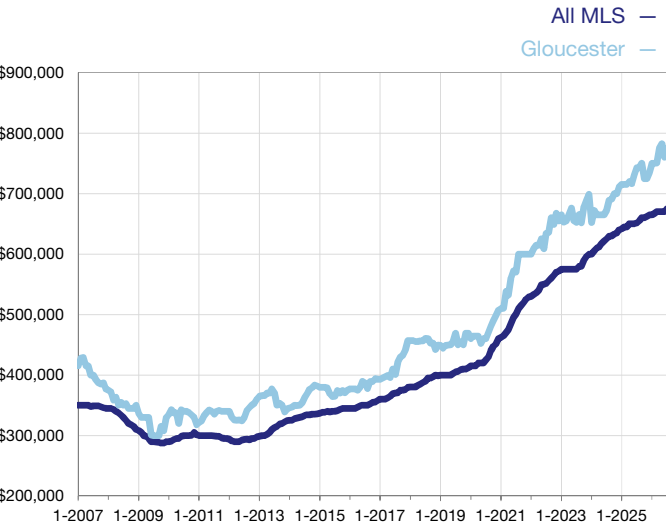
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	19	+ 18.8%	80	79	- 1.3%
Closed Sales	16	18	+ 12.5%	69	71	+ 2.9%
Median Sales Price*	\$875,000	\$806,250	- 7.9%	\$718,000	\$780,000	+ 8.6%
Inventory of Homes for Sale	43	32	- 25.6%	--	--	--
Months Supply of Inventory	4.0	2.7	- 32.5%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	42	46	+ 9.5%
Percent of Original List Price Received*	98.1%	97.7%	- 0.4%	98.1%	97.4%	- 0.7%
New Listings	16	13	- 18.8%	119	111	- 6.7%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	41	46	+ 12.2%
Closed Sales	6	11	+ 83.3%	37	45	+ 21.6%
Median Sales Price*	\$682,500	\$525,000	- 23.1%	\$495,000	\$475,000	- 4.0%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 18.4%	--	--	--
Cumulative Days on Market Until Sale	38	47	+ 23.7%	49	47	- 4.1%
Percent of Original List Price Received*	96.0%	97.8%	+ 1.9%	97.9%	97.5%	- 0.4%
New Listings	8	10	+ 25.0%	64	77	+ 20.3%

* 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

