

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

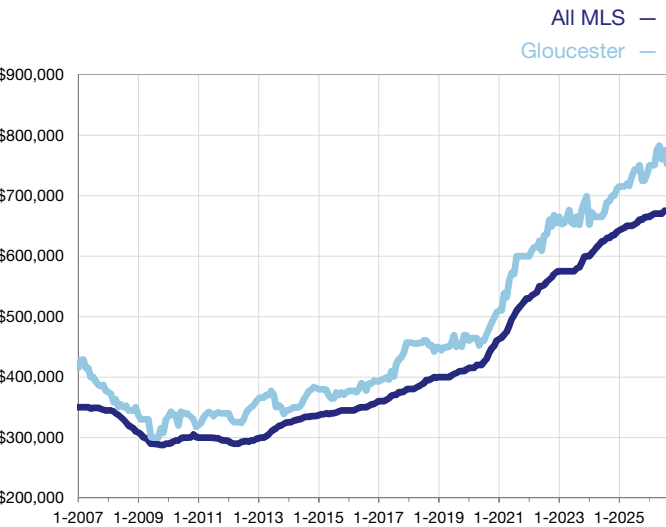
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	10	- 33.3%	95	83	- 12.6%
Closed Sales	16	9	- 43.8%	85	80	- 5.9%
Median Sales Price*	\$805,000	\$549,000	- 31.8%	\$735,000	\$762,500	+ 3.7%
Inventory of Homes for Sale	38	43	+ 13.2%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	50	26	- 48.0%	43	44	+ 2.3%
Percent of Original List Price Received*	95.1%	98.8%	+ 3.9%	97.6%	97.6%	0.0%
New Listings	12	19	+ 58.3%	131	129	- 1.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	45	54	+ 20.0%
Closed Sales	9	7	- 22.2%	46	52	+ 13.0%
Median Sales Price*	\$638,500	\$570,000	- 10.7%	\$583,750	\$505,000	- 13.5%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	62	81	+ 30.6%	52	52	0.0%
Percent of Original List Price Received*	95.9%	96.2%	+ 0.3%	97.5%	97.3%	- 0.2%
New Listings	5	7	+ 40.0%	69	83	+ 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

