

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Gloucester

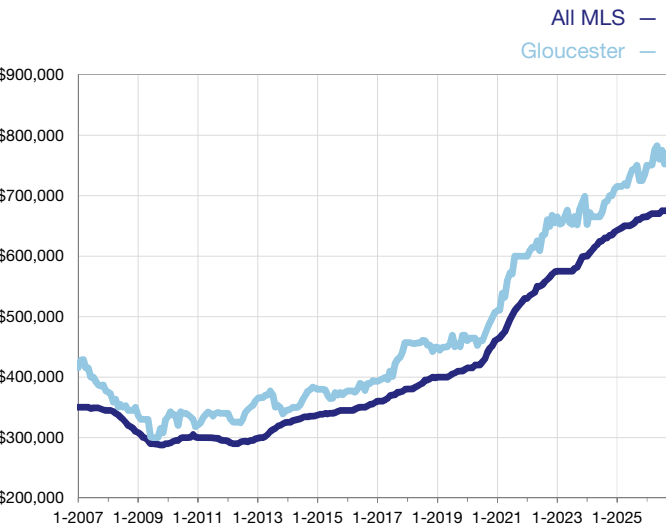
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	19	+ 58.3%	107	100	- 6.5%
Closed Sales	14	10	- 28.6%	99	90	- 9.1%
Median Sales Price*	\$762,500	\$882,500	+ 15.7%	\$745,000	\$782,500	+ 5.0%
Inventory of Homes for Sale	47	49	+ 4.3%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--
Cumulative Days on Market Until Sale	60	36	- 40.0%	46	43	- 6.5%
Percent of Original List Price Received*	100.1%	99.6%	- 0.5%	97.9%	97.8%	- 0.1%
New Listings	23	24	+ 4.3%	154	153	- 0.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	52	59	+ 13.5%
Closed Sales	6	5	- 16.7%	52	57	+ 9.6%
Median Sales Price*	\$554,500	\$337,000	- 39.2%	\$583,750	\$485,000	- 16.9%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--
Cumulative Days on Market Until Sale	56	60	+ 7.1%	52	53	+ 1.9%
Percent of Original List Price Received*	91.5%	95.5%	+ 4.4%	96.8%	97.2%	+ 0.4%
New Listings	10	13	+ 30.0%	79	96	+ 21.5%

* 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

