Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Gloucester

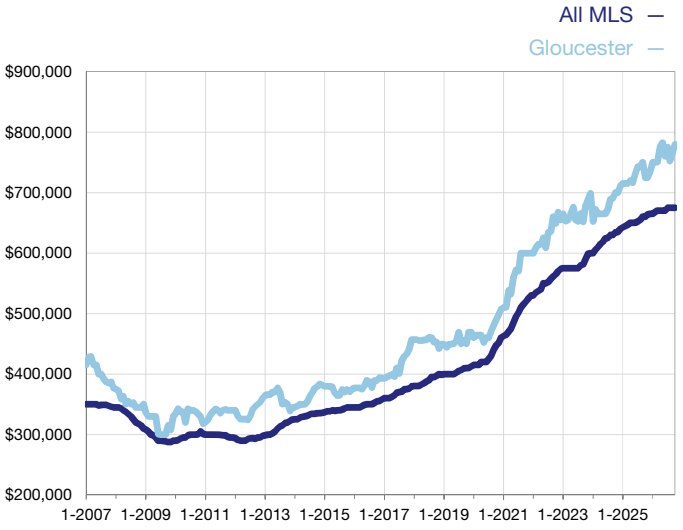
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**13**	- 18.8%	123	**108**	- 12.2%
Closed Sales	15	**9**	- 40.0%	114	**100**	- 12.3%
Median Sales Price*	$650,000	**$675,000**	+ 3.8%	$725,000	**$770,000**	+ 6.2%
Inventory of Homes for Sale	33	**56**	+ 69.7%	--	--	--
Months Supply of Inventory	2.8	**5.2**	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	79	**40**	- 49.4%	50	**42**	- 16.0%
Percent of Original List Price Received*	94.5%	**95.8%**	+ 1.4%	97.5%	**97.6%**	+ 0.1%
New Listings	12	**19**	+ 58.3%	166	**170**	+ 2.4%

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

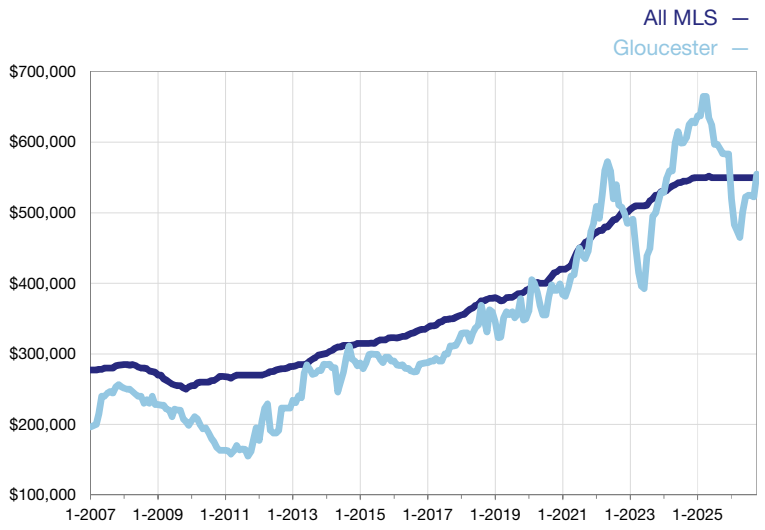
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**13**	+ 30.0%	62	**70**	+ 12.9%
Closed Sales	6	**6**	0.0%	58	**63**	+ 8.6%
Median Sales Price*	$347,500	**$1,118,750**	+ 221.9%	$539,250	**$525,000**	- 2.6%
Inventory of Homes for Sale	19	**35**	+ 84.2%	--	--	--
Months Supply of Inventory	3.0	**5.3**	+ 76.7%	--	--	--
Cumulative Days on Market Until Sale	33	**61**	+ 84.8%	50	**53**	+ 6.0%
Percent of Original List Price Received*	97.9%	**95.9%**	- 2.0%	97.0%	**97.1%**	+ 0.1%
New Listings	6	**16**	+ 166.7%	85	**114**	+ 34.1%

* 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



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