Local Market Update – October 2017

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

Manchester-by-the-Sea

Single-Family Properties

	October			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	8	**3**	- 62.5%	54	**53**	- 1.9%
Closed Sales	4	**4**	0.0%	44	**51**	+ 15.9%
Median Sales Price*	$817,500	**$740,000**	- 9.5%	$949,500	**$830,000**	- 12.6%
Inventory of Homes for Sale	44	**31**	- 29.5%	--	--	--
Months Supply of Inventory	9.3	**5.9**	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	233	**115**	- 50.6%	207	**130**	- 37.2%
Percent of Original List Price Received*	91.3%	**88.1%**	- 3.5%	89.3%	**93.3%**	+ 4.5%
New Listings	9	**6**	- 33.3%	94	**74**	- 21.3%

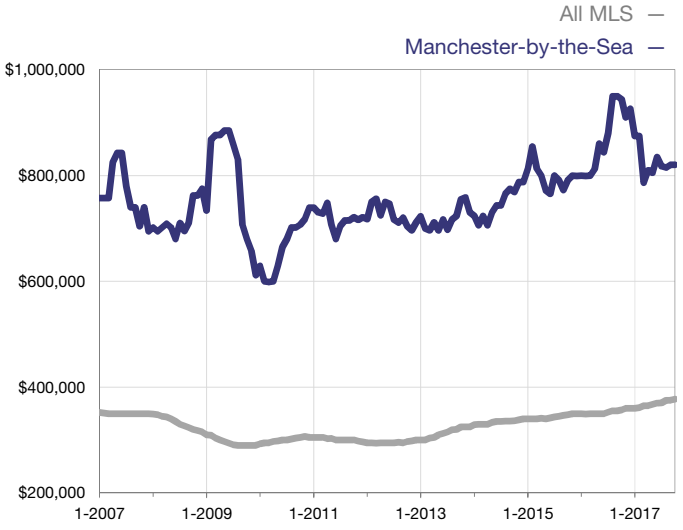
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

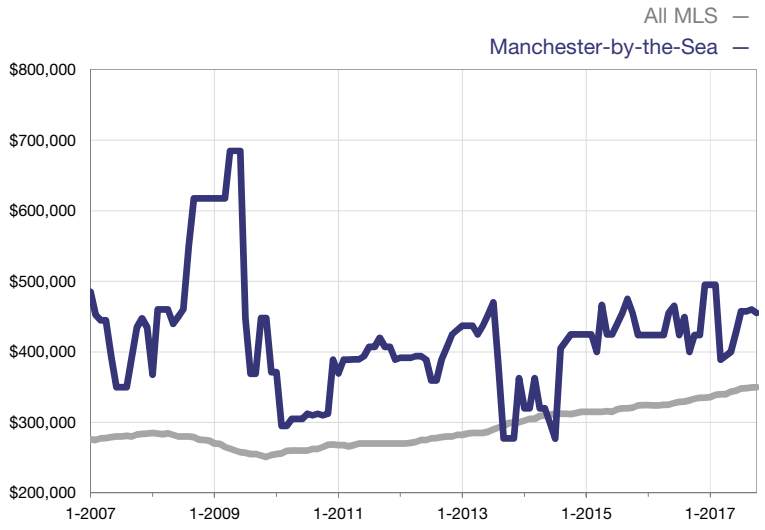
	October			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	0	**1**	--	8	**14**	+ 75.0%
Closed Sales	1	**1**	0.0%	9	**12**	+ 33.3%
Median Sales Price*	$695,000	**$315,000**	- 54.7%	$590,000	**$457,500**	- 22.5%
Inventory of Homes for Sale	2	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	**120**	+ 500.0%	56	**61**	+ 8.9%
Percent of Original List Price Received*	100.9%	**94.0%**	- 6.8%	96.1%	**96.7%**	+ 0.6%
New Listings	0	**0**	--	13	**17**	+ 30.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.