Manchester-by-the-Sea

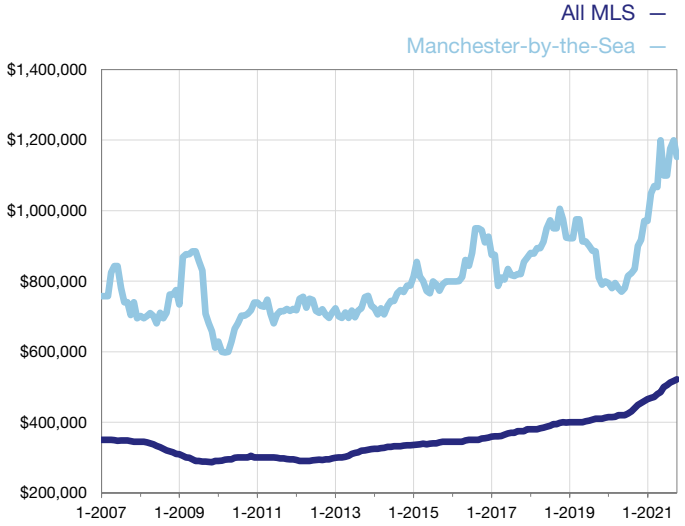
Single-Family Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	6	**4**	- 33.3%	70	**59**	- 15.7%
Closed Sales	14	**8**	- 42.9%	66	**59**	- 10.6%
Median Sales Price*	$1,270,000	**$1,630,000**	+ 28.3%	$900,000	**$1,152,000**	+ 28.0%
Inventory of Homes for Sale	18	**9**	- 50.0%	--	--	--
Months Supply of Inventory	2.7	**1.5**	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	165	**33**	- 80.0%	132	**55**	- 58.3%
Percent of Original List Price Received*	96.2%	**102.3%**	+ 6.3%	93.5%	**101.5%**	+ 8.6%
New Listings	7	**4**	- 42.9%	71	**73**	+ 2.8%

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

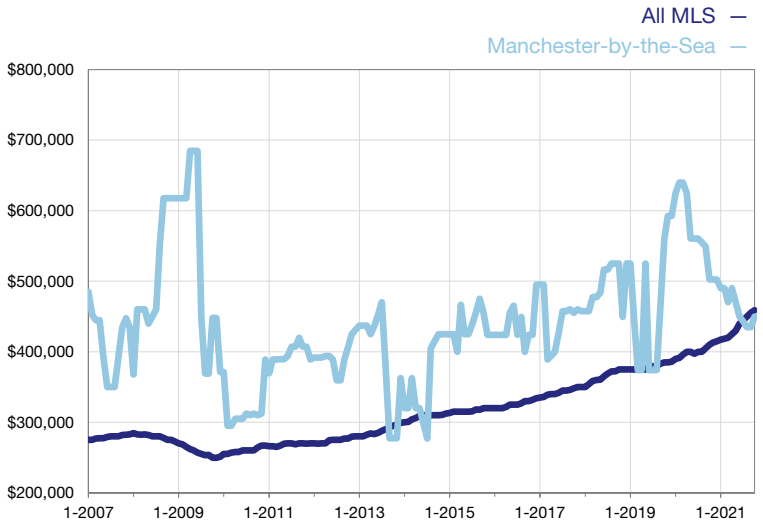
Condominium Properties	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	8	**3**	- 62.5%
Closed Sales	2	**0**	- 100.0%	8	**3**	- 62.5%
Median Sales Price*	$435,000	**$0**	- 100.0%	$502,500	**$411,500**	- 18.1%
Inventory of Homes for Sale	6	**0**	- 100.0%	--	--	--
Months Supply of Inventory	4.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	98	**0**	- 100.0%	72	**114**	+ 58.3%
Percent of Original List Price Received*	96.9%	**0.0%**	- 100.0%	97.5%	**99.7%**	+ 2.3%
New Listings	1	**0**	- 100.0%	19	**2**	- 89.5%

* 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



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