

# Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	79	67	- 15.2%
Closed Sales	10	3	- 70.0%	80	65	- 18.8%
Median Sales Price*	\$1,150,000	<b>\$724,900</b>	- 37.0%	\$970,500	<b>\$985,000</b>	+ 1.5%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	31	92	+ 196.8%	117	59	- 49.6%
Percent of Original List Price Received*	94.1%	85.6%	- 9.0%	93.8%	100.6%	+ 7.2%
New Listings	0	5	--	76	82	+ 7.9%

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

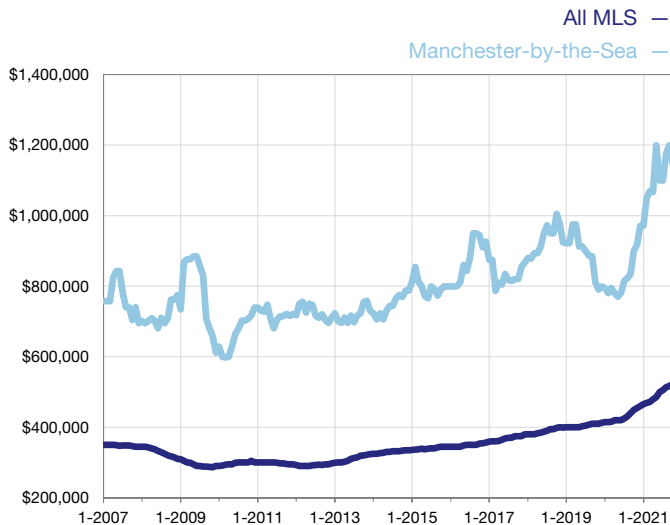
### Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	11	3	- 72.7%
Closed Sales	4	0	- 100.0%	12	3	- 75.0%
Median Sales Price*	\$567,000	<b>\$0</b>	- 100.0%	\$502,500	<b>\$411,500</b>	- 18.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	54	0	- 100.0%	66	114	+ 72.7%
Percent of Original List Price Received*	100.5%	0.0%	- 100.0%	98.5%	99.7%	+ 1.2%
New Listings	0	0	--	20	2	- 90.0%

\* 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

