

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	0	- 100.0%	69	45	- 34.8%
Closed Sales	3	4	+ 33.3%	65	54	- 16.9%
Median Sales Price*	\$724,900	\$2,059,500	+ 184.1%	\$985,000	\$1,355,000	+ 37.6%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	92	52	- 43.5%	59	39	- 33.9%
Percent of Original List Price Received*	85.6%	100.9%	+ 17.9%	100.6%	102.6%	+ 2.0%
New Listings	5	0	- 100.0%	81	61	- 24.7%

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

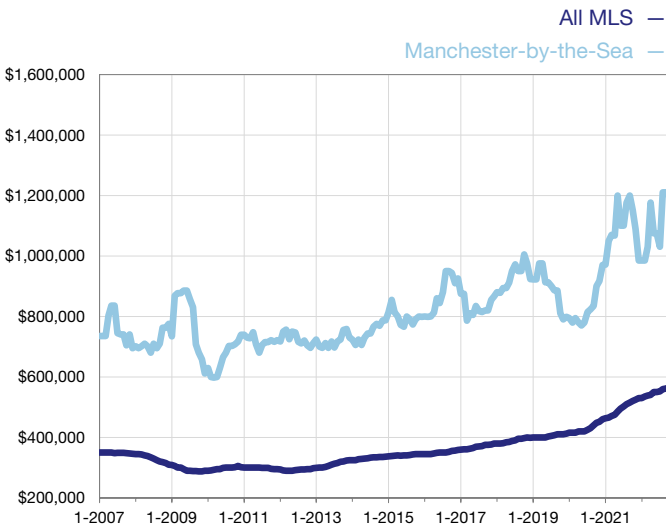
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	3	10	+ 233.3%
Closed Sales	0	1	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$905,000	--	\$411,500	\$795,000	+ 93.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	114	20	- 82.5%
Percent of Original List Price Received*	0.0%	102.3%	--	99.7%	105.0%	+ 5.3%
New Listings	0	0	--	2	11	+ 450.0%

* 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

