

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	7	+ 16.7%	35	38	+ 8.6%
Closed Sales	4	5	+ 25.0%	26	32	+ 23.1%
Median Sales Price*	\$986,500	\$790,000	- 19.9%	\$942,000	\$812,500	- 13.7%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--
Months Supply of Inventory	7.7	7.5	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	244	74	- 69.7%	116	116	0.0%
Percent of Original List Price Received*	93.7%	93.3%	- 0.4%	94.2%	90.9%	- 3.5%
New Listings	8	10	+ 25.0%	59	73	+ 23.7%

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

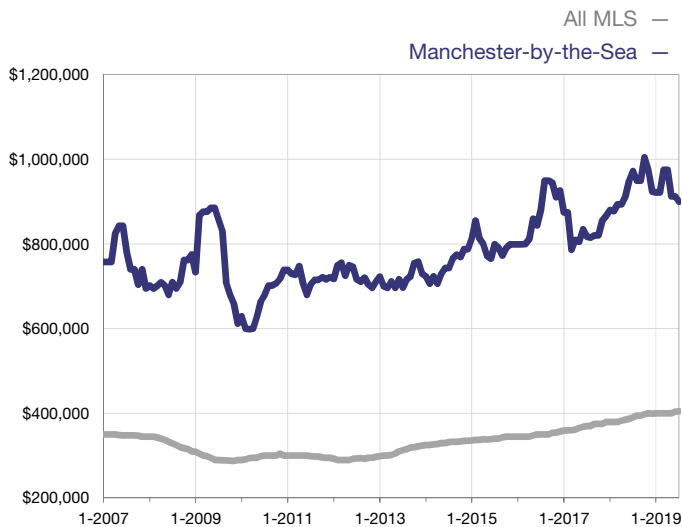
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	2	7	+ 250.0%
Closed Sales	0	0	--	2	6	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$525,000	\$495,000	- 5.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	61	95	+ 55.7%
Percent of Original List Price Received*	0.0%	0.0%	--	98.3%	95.1%	- 3.3%
New Listings	1	0	- 100.0%	5	7	+ 40.0%

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

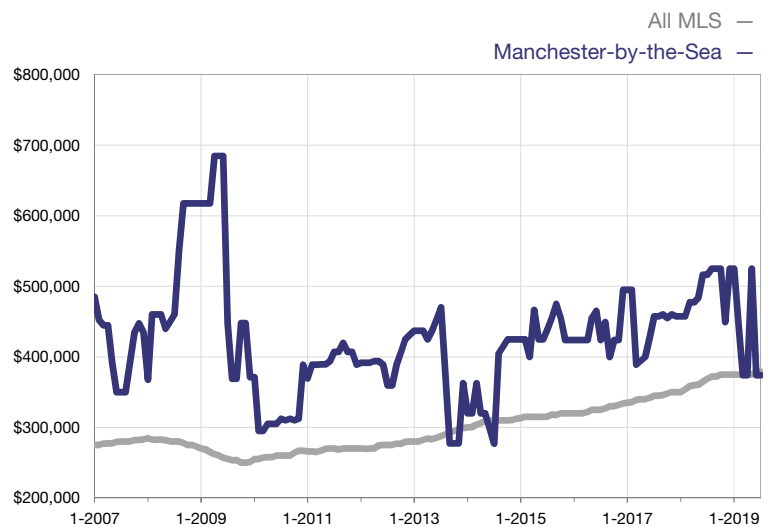
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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