

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	6	+ 50.0%	14	20	+ 42.9%
Closed Sales	1	6	+ 500.0%	15	15	0.0%
Median Sales Price*	\$484,000	\$925,000	+ 91.1%	\$635,000	\$950,000	+ 49.6%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	4.2	2.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	148	52	- 64.9%	141	104	- 26.2%
Percent of Original List Price Received*	80.8%	102.0%	+ 26.2%	90.8%	97.1%	+ 6.9%
New Listings	2	11	+ 450.0%	16	26	+ 62.5%

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

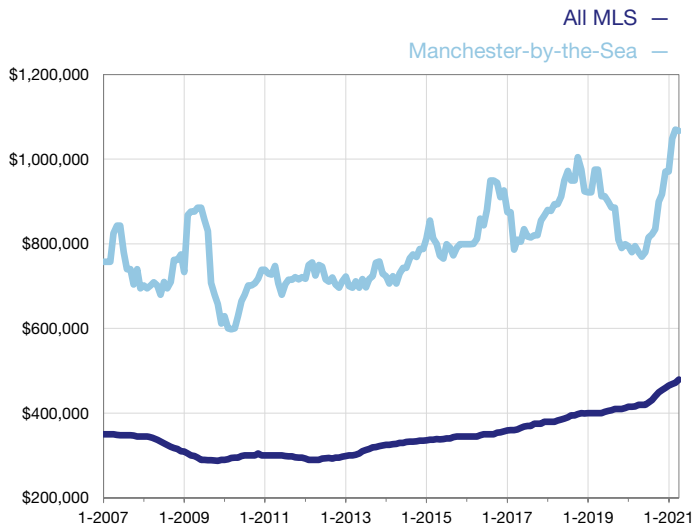
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	2	3	+ 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$1,130,000	--	\$743,000	\$1,130,000	+ 52.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	295	--	21	295	+ 1,304.8%
Percent of Original List Price Received*	0.0%	90.4%	--	97.2%	90.4%	- 7.0%
New Listings	1	1	0.0%	4	2	- 50.0%

* 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

