

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	18	30	+ 66.7%
Closed Sales	4	8	+ 100.0%	19	23	+ 21.1%
Median Sales Price*	\$887,500	<b>\$1,450,000</b>	+ 63.4%	\$725,000	<b>\$1,295,000</b>	+ 78.6%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	5.3	2.1	- 60.4%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	116	75	- 35.3%
Percent of Original List Price Received*	99.4%	<b>112.7%</b>	+ 13.4%	92.6%	<b>102.5%</b>	+ 10.7%
New Listings	8	11	+ 37.5%	24	38	+ 58.3%

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

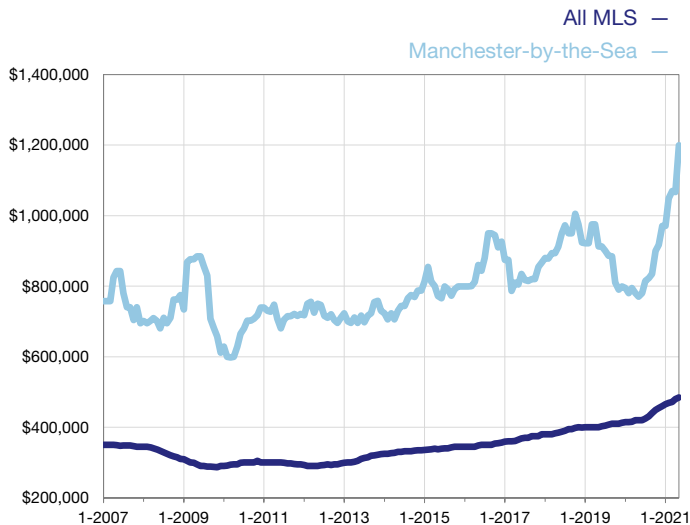
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$370,000</b>	--	\$743,000	<b>\$750,000</b>	+ 0.9%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	5.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	21	155	+ 638.1%
Percent of Original List Price Received*	0.0%	<b>105.7%</b>	--	97.2%	<b>98.1%</b>	+ 0.9%
New Listings	4	0	- 100.0%	8	2	- 75.0%

\* 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

