

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	63	45	- 28.6%
Closed Sales	3	3	0.0%	62	50	- 19.4%
Median Sales Price*	\$955,000	\$1,410,000	+ 47.6%	\$1,068,500	\$1,288,000	+ 20.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	90	29	- 67.8%	57	39	- 31.6%
Percent of Original List Price Received*	99.0%	104.3%	+ 5.4%	101.3%	102.7%	+ 1.4%
New Listings	4	1	- 75.0%	76	61	- 19.7%

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

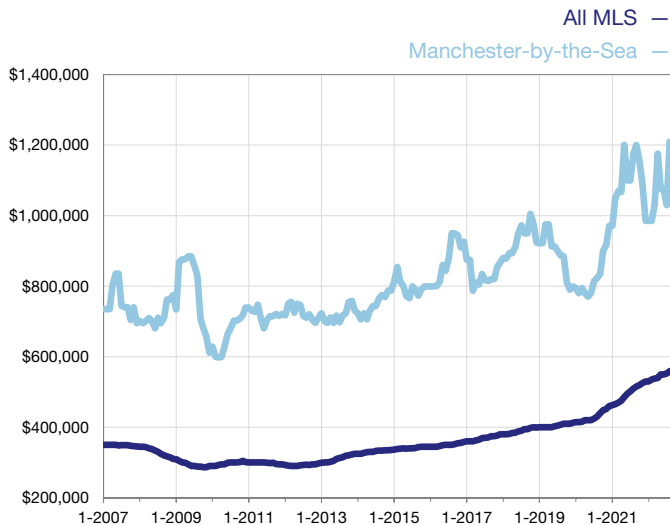
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	3	9	+ 200.0%
Closed Sales	0	0	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$411,500	\$750,000	+ 82.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	114	22	- 80.7%
Percent of Original List Price Received*	0.0%	0.0%	--	99.7%	105.4%	+ 5.7%
New Listings	0	2	--	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

