

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	11	9	- 18.2%
Closed Sales	6	3	- 50.0%	12	4	- 66.7%
Median Sales Price*	\$2,171,000	\$555,000	- 74.4%	\$1,808,500	\$707,500	- 60.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	40	37	- 7.5%
Percent of Original List Price Received*	106.3%	90.0%	- 15.3%	100.3%	89.7%	- 10.6%
New Listings	5	5	0.0%	13	11	- 15.4%

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

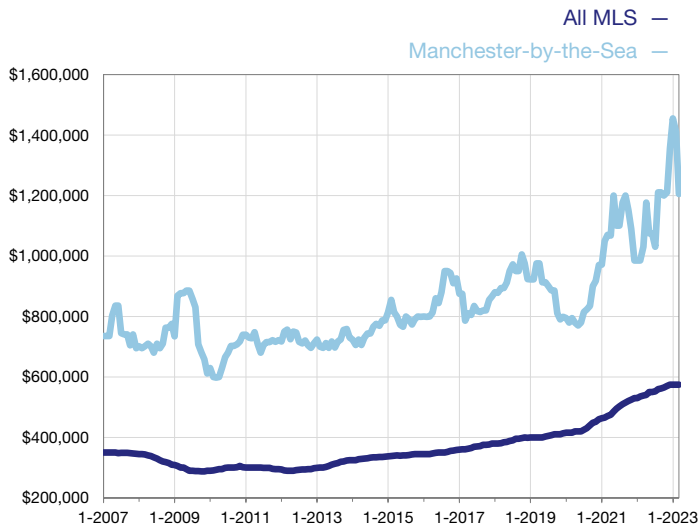
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$391,250	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	28	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	99.3%	--
New Listings	0	0	--	0	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

