

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	25	18	- 28.0%
Closed Sales	7	6	- 14.3%	25	12	- 52.0%
Median Sales Price*	\$1,100,000	\$1,936,075	+ 76.0%	\$1,210,000	\$918,000	- 24.1%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	43	47	+ 9.3%
Percent of Original List Price Received*	113.8%	97.9%	- 14.0%	103.6%	94.1%	- 9.2%
New Listings	12	6	- 50.0%	34	22	- 35.3%

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

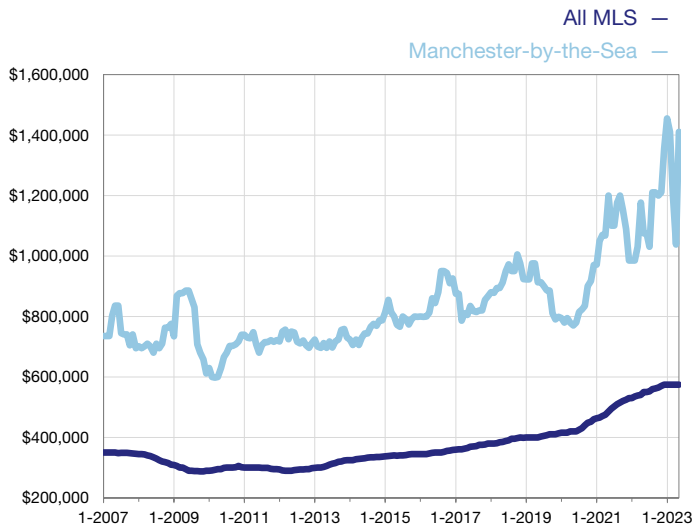
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$840,000	\$0	- 100.0%	\$840,000	\$391,250	- 53.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	23	28	+ 21.7%
Percent of Original List Price Received*	120.0%	0.0%	- 100.0%	120.0%	99.3%	- 17.3%
New Listings	1	1	0.0%	3	1	- 66.7%

* 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

