

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	31	23	- 25.8%
Closed Sales	8	5	- 37.5%	33	17	- 48.5%
Median Sales Price*	\$966,000	\$1,645,000	+ 70.3%	\$1,200,000	\$1,600,000	+ 33.3%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	47	145	+ 208.5%	44	76	+ 72.7%
Percent of Original List Price Received*	101.9%	96.2%	- 5.6%	103.2%	94.7%	- 8.2%
New Listings	8	2	- 75.0%	42	26	- 38.1%

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

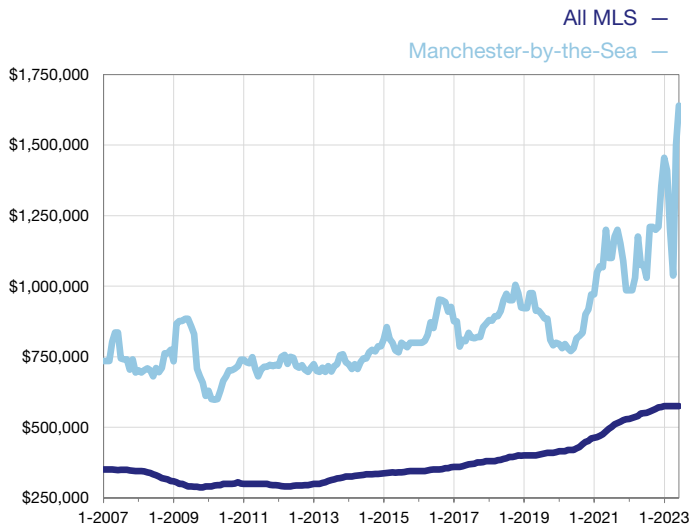
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$795,000	\$391,250	- 50.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	22	28	+ 27.3%
Percent of Original List Price Received*	107.3%	0.0%	- 100.0%	113.7%	99.3%	- 12.7%
New Listings	4	0	- 100.0%	7	0	- 100.0%

* 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

