

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	33	28	- 15.2%
Closed Sales	1	4	+ 300.0%	34	21	- 38.2%
Median Sales Price*	\$4,500,000	\$2,022,000	- 55.1%	\$1,205,000	\$1,600,000	+ 32.8%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	39	142	+ 264.1%	44	88	+ 100.0%
Percent of Original List Price Received*	92.8%	93.8%	+ 1.1%	102.9%	94.6%	- 8.1%
New Listings	2	5	+ 150.0%	44	31	- 29.5%

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

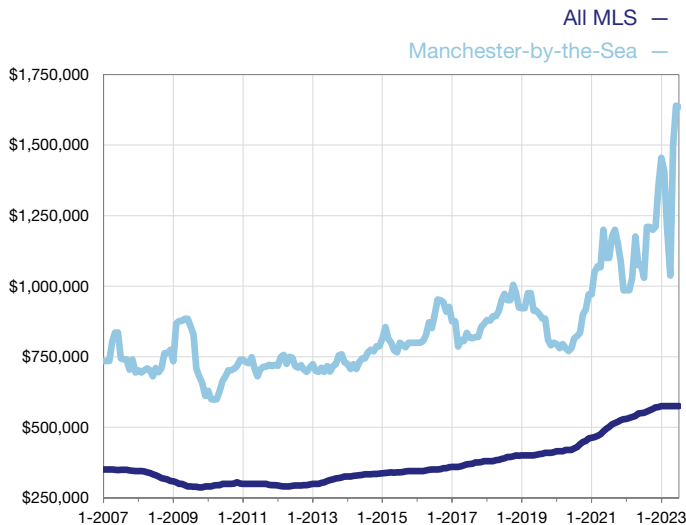
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$653,000	\$0	- 100.0%	\$795,000	\$391,250	- 50.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	17	28	+ 64.7%
Percent of Original List Price Received*	113.3%	0.0%	- 100.0%	113.5%	99.3%	- 12.5%
New Listings	0	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

