

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	35	30	- 14.3%
Closed Sales	4	3	- 25.0%	38	24	- 36.8%
Median Sales Price*	\$1,992,500	\$1,600,000	- 19.7%	\$1,288,000	\$1,600,000	+ 24.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	17	45	+ 164.7%	41	83	+ 102.4%
Percent of Original List Price Received*	102.3%	92.6%	- 9.5%	102.8%	94.3%	- 8.3%
New Listings	3	1	- 66.7%	47	32	- 31.9%

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

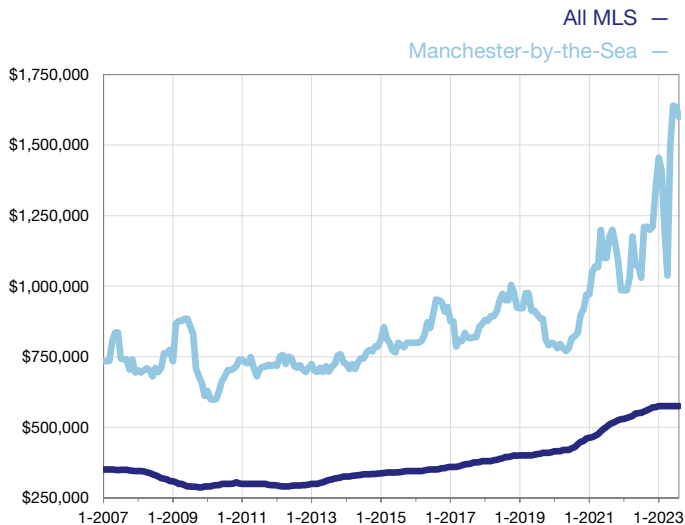
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	6	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$870,000	\$0	- 100.0%	\$840,000	\$391,250	- 53.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	20	28	+ 40.0%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	110.7%	99.3%	- 10.3%
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

