

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	39	31	- 20.5%
Closed Sales	5	2	- 60.0%	43	26	- 39.5%
Median Sales Price*	\$1,750,000	<b>\$1,407,500</b>	- 19.6%	\$1,300,000	<b>\$1,600,000</b>	+ 23.1%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	3.4	<b>2.4</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	33	<b>55</b>	+ 66.7%	40	<b>81</b>	+ 102.5%
Percent of Original List Price Received*	103.6%	<b>97.9%</b>	- 5.5%	102.9%	<b>94.6%</b>	- 8.1%
New Listings	6	3	- 50.0%	53	35	- 34.0%

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

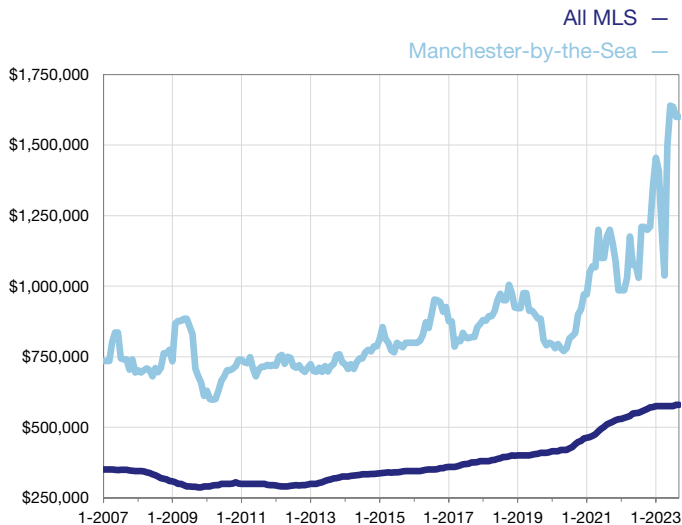
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	6	0	- 100.0%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$415,000	<b>\$0</b>	- 100.0%	\$795,000	<b>\$391,250</b>	- 50.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	23	<b>28</b>	+ 21.7%
Percent of Original List Price Received*	92.4%	<b>0.0%</b>	- 100.0%	107.6%	<b>99.3%</b>	- 7.7%
New Listings	1	1	0.0%	8	1	- 87.5%

\* 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

