

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	43	37	- 14.0%
Closed Sales	4	4	0.0%	47	30	- 36.2%
Median Sales Price*	\$820,000	<b>\$1,159,500</b>	+ 41.4%	\$1,276,000	<b>\$1,597,500</b>	+ 25.2%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	3.2	1.7	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	30	43	+ 43.3%	39	76	+ 94.9%
Percent of Original List Price Received*	98.9%	<b>102.2%</b>	+ 3.3%	102.6%	<b>95.6%</b>	- 6.8%
New Listings	4	5	+ 25.0%	57	40	- 29.8%

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

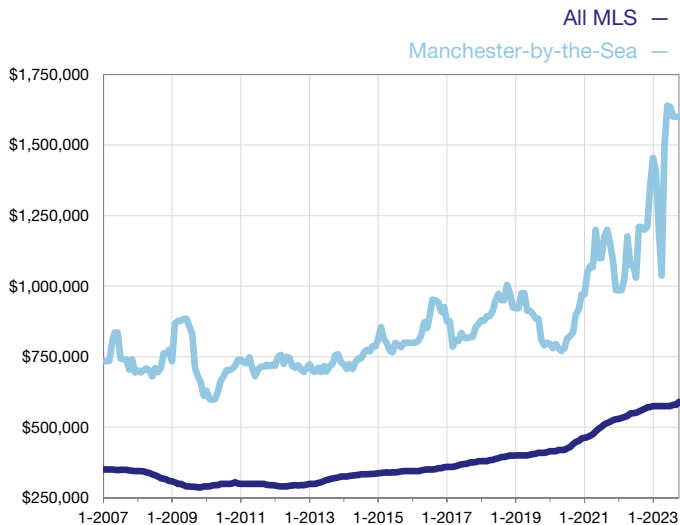
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$320,000	<b>\$0</b>	- 100.0%	\$750,000	<b>\$391,250</b>	- 47.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	22	28	+ 27.3%
Percent of Original List Price Received*	91.7%	<b>0.0%</b>	- 100.0%	105.4%	<b>99.3%</b>	- 5.8%
New Listings	1	2	+ 100.0%	9	3	- 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

