

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	45	40	- 11.1%
Closed Sales	3	4	+ 33.3%	50	34	- 32.0%
Median Sales Price*	\$1,410,000	<b>\$1,975,000</b>	+ 40.1%	\$1,288,000	<b>\$1,597,500</b>	+ 24.0%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	29	192	+ 562.1%	39	89	+ 128.2%
Percent of Original List Price Received*	104.3%	95.8%	- 8.1%	102.7%	95.6%	- 6.9%
New Listings	1	8	+ 700.0%	58	49	- 15.5%

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

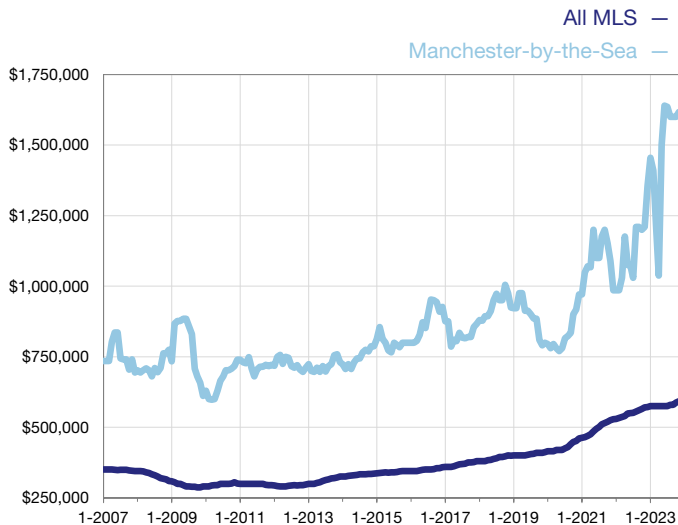
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	9	2	- 77.8%
Closed Sales	0	2	--	7	4	- 42.9%
Median Sales Price*	\$0	<b>\$389,500</b>	--	\$750,000	<b>\$389,500</b>	- 48.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	22	21	- 4.5%
Percent of Original List Price Received*	0.0%	98.6%	--	105.4%	99.0%	- 6.1%
New Listings	2	1	- 50.0%	11	3	- 72.7%

\* 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

