

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	45	42	- 6.7%
Closed Sales	4	3	- 25.0%	54	37	- 31.5%
Median Sales Price*	\$2,059,500	\$1,260,000	- 38.8%	\$1,355,000	\$1,595,000	+ 17.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	52	38	- 26.9%	39	85	+ 117.9%
Percent of Original List Price Received*	100.9%	97.7%	- 3.2%	102.6%	95.8%	- 6.6%
New Listings	0	3	--	58	51	- 12.1%

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

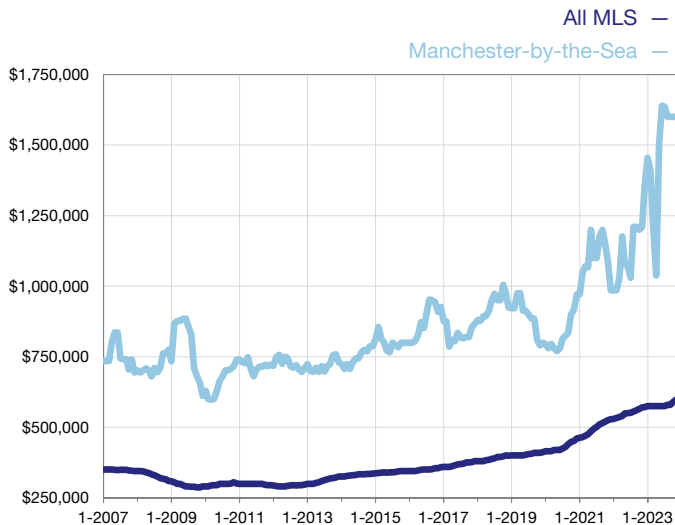
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	10	3	- 70.0%
Closed Sales	1	1	0.0%	8	5	- 37.5%
Median Sales Price*	\$905,000	\$655,000	- 27.6%	\$795,000	\$429,000	- 46.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	21	+ 200.0%	20	21	+ 5.0%
Percent of Original List Price Received*	102.3%	100.8%	- 1.5%	105.0%	99.3%	- 5.4%
New Listings	0	0	--	11	4	- 63.6%

* 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

