

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

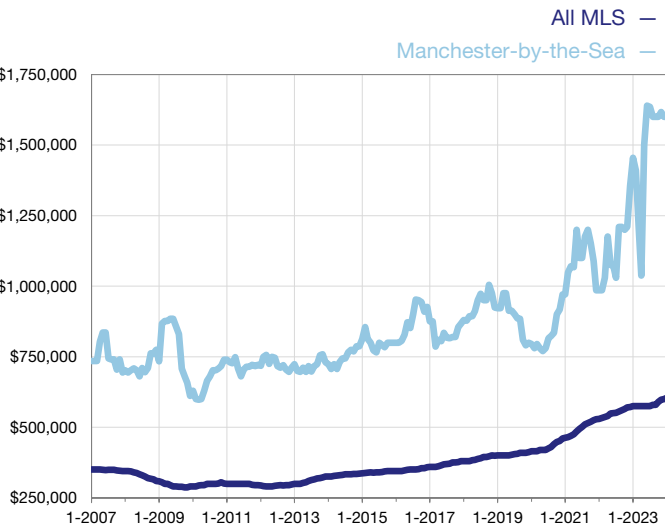
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$721,119	--	\$0	\$721,119	--
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	0	32	--	0	32	--
Percent of Original List Price Received*	0.0%	99.6%	--	0.0%	99.6%	--
New Listings	2	4	+ 100.0%	2	4	+ 100.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$391,250	\$0	- 100.0%	\$391,250	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	28	0	- 100.0%
Percent of Original List Price Received*	99.3%	0.0%	- 100.0%	99.3%	0.0%	- 100.0%
New Listings	0	1	--	0	1	--

\* 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

