

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	5	7	+ 40.0%
Closed Sales	1	4	+ 300.0%	1	7	+ 600.0%
Median Sales Price*	\$860,000	\$5,332,500	+ 520.1%	\$860,000	\$1,120,000	+ 30.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	82	136	+ 65.9%	82	91	+ 11.0%
Percent of Original List Price Received*	88.8%	85.6%	- 3.6%	88.8%	91.6%	+ 3.2%
New Listings	4	1	- 75.0%	6	5	- 16.7%

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

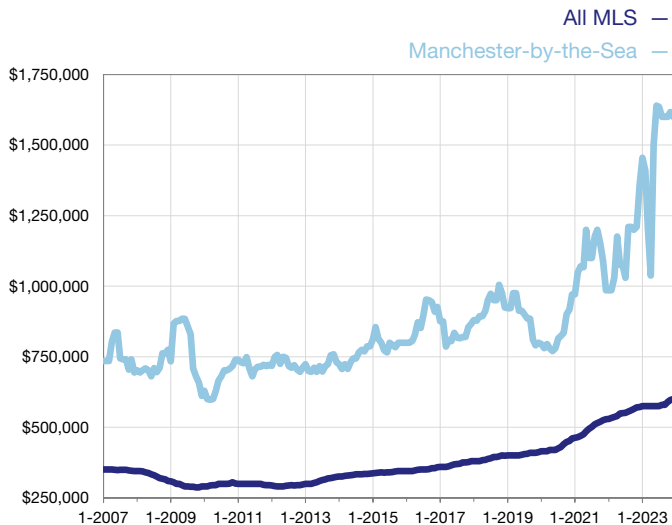
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$391,250	\$0	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	28	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	0.0%	- 100.0%
New Listings	0	1	--	0	2	--

* 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

