

# Manchester-by-the-Sea

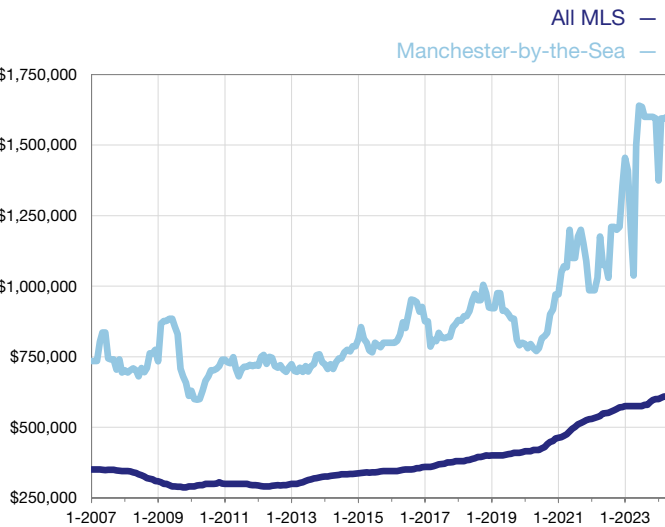
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	13	9	- 30.8%
Closed Sales	2	2	0.0%	6	12	+ 100.0%
Median Sales Price*	\$712,500	\$1,168,500	+ 64.0%	\$712,500	\$890,000	+ 24.9%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	120	7	- 94.2%	64	64	0.0%
Percent of Original List Price Received*	91.8%	114.2%	+ 24.4%	90.4%	97.6%	+ 8.0%
New Listings	6	6	0.0%	17	17	0.0%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$391,250	\$0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
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	4	--

\* 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

