

Manchester-by-the-Sea

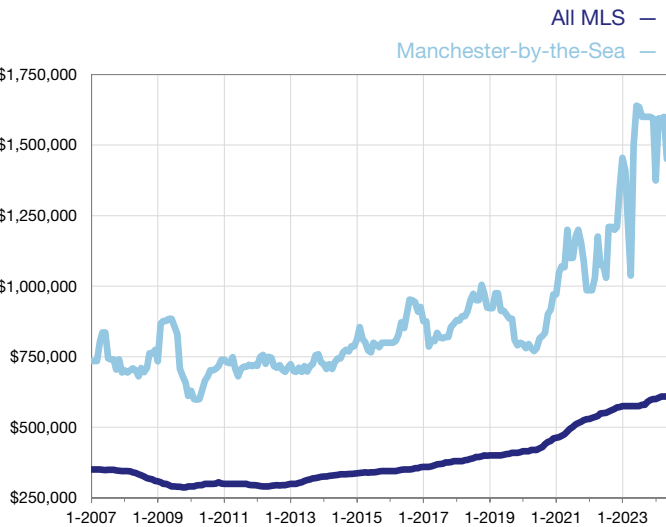
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	18	15	- 16.7%
Closed Sales	6	4	- 33.3%	12	16	+ 33.3%
Median Sales Price*	\$1,936,075	\$1,617,000	- 16.5%	\$918,000	\$1,060,000	+ 15.5%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	4.1	3.9	- 4.9%	--	--	--
Cumulative Days on Market Until Sale	29	16	- 44.8%	47	52	+ 10.6%
Percent of Original List Price Received*	97.9%	102.8%	+ 5.0%	94.1%	98.9%	+ 5.1%
New Listings	6	10	+ 66.7%	23	27	+ 17.4%

* 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	4	--	0	5	--
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$391,250	\$0	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
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	1	3	+ 200.0%	1	7	+ 600.0%

* 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

