

# Manchester-by-the-Sea

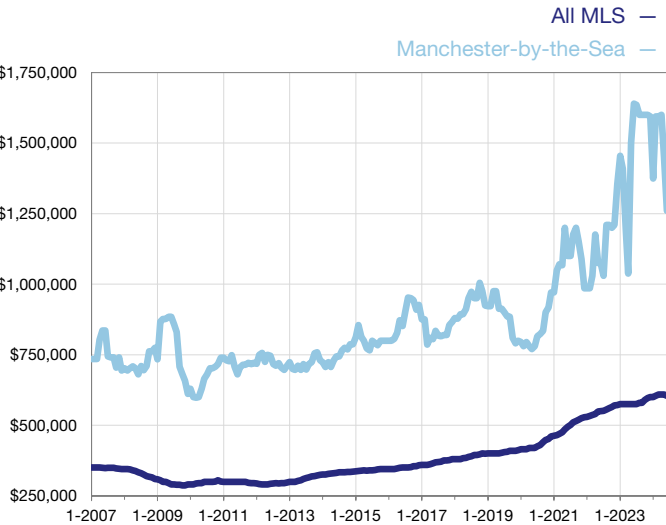
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	23	24	+ 4.3%
Closed Sales	5	2	- 60.0%	17	18	+ 5.9%
Median Sales Price*	\$1,645,000	\$2,512,500	+ 52.7%	\$1,600,000	\$1,062,500	- 33.6%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	2.4	4.6	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	145	7	- 95.2%	76	47	- 38.2%
Percent of Original List Price Received*	96.2%	101.4%	+ 5.4%	94.7%	99.2%	+ 4.8%
New Listings	2	12	+ 500.0%	25	39	+ 56.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	0	7	--
Closed Sales	0	2	--	2	2	0.0%
Median Sales Price*	\$0	\$802,500	--	\$391,250	\$802,500	+ 105.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	28	30	+ 7.1%
Percent of Original List Price Received*	0.0%	107.6%	--	99.3%	107.6%	+ 8.4%
New Listings	0	1	--	1	8	+ 700.0%

\* 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

