

# Manchester-by-the-Sea

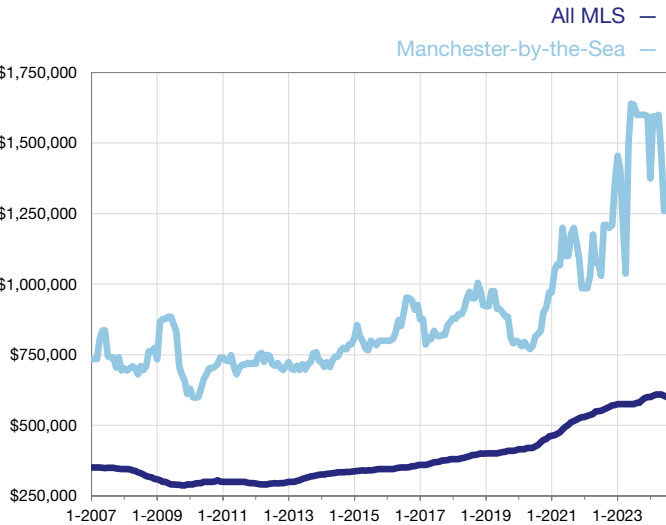
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	26	30	+ 15.4%
Closed Sales	4	4	0.0%	21	22	+ 4.8%
Median Sales Price*	\$2,022,000	\$777,500	- 61.5%	\$1,600,000	\$1,002,500	- 37.3%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	142	23	- 83.8%	88	43	- 51.1%
Percent of Original List Price Received*	93.8%	102.3%	+ 9.1%	94.6%	99.7%	+ 5.4%
New Listings	5	6	+ 20.0%	30	45	+ 50.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	0	7	--
Closed Sales	0	2	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$739,750	--	\$391,250	\$739,750	+ 89.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	74	--	28	52	+ 85.7%
Percent of Original List Price Received*	0.0%	98.4%	--	99.3%	103.0%	+ 3.7%
New Listings	0	0	--	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

