

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

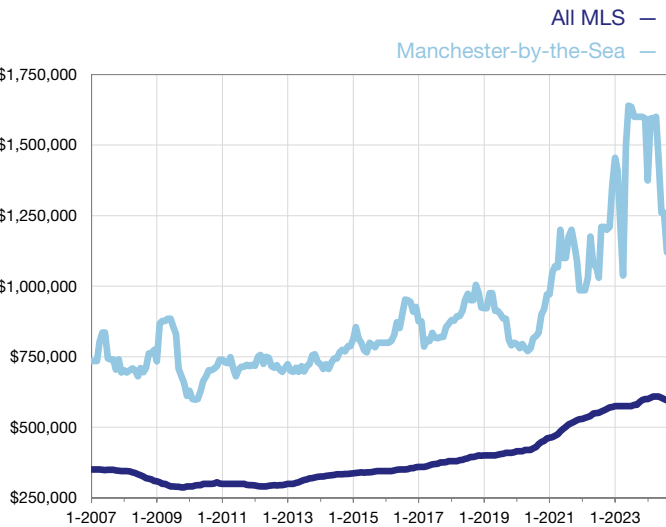
| Single-Family Properties | | | | August | | | Year to Date | | |
|--|--|--|--|-------------|-------------|----------|--------------|-------------|---------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 2 | 8 | + 300.0% | 28 | 36 | + 28.6% |
| Closed Sales | | | | 3 | 11 | + 266.7% | 24 | 33 | + 37.5% |
| Median Sales Price* | | | | \$1,600,000 | \$1,065,000 | - 33.4% | \$1,600,000 | \$1,005,000 | - 37.2% |
| Inventory of Homes for Sale | | | | 8 | 9 | + 12.5% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.3 | 2.1 | - 8.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 45 | 45 | 0.0% | 83 | 43 | - 48.2% |
| Percent of Original List Price Received* | | | | 92.6% | 96.8% | + 4.5% | 94.3% | 98.8% | + 4.8% |
| New Listings | | | | 1 | 2 | + 100.0% | 31 | 47 | + 51.6% |

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

| Condominium Properties | | | | August | | | Year to Date | | |
|--|--|--|--|--------|-------------|----------|--------------|-----------|----------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 0 | 0 | -- | 0 | 7 | -- |
| Closed Sales | | | | 0 | 2 | -- | 2 | 6 | + 200.0% |
| Median Sales Price* | | | | \$0 | \$1,337,500 | -- | \$391,250 | \$908,750 | + 132.3% |
| 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 | 28 | -- | 28 | 44 | + 57.1% |
| Percent of Original List Price Received* | | | | 0.0% | 104.5% | -- | 99.3% | 103.5% | + 4.2% |
| 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

