

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	4	+ 300.0%	29	40	+ 37.9%
Closed Sales				2	3	+ 50.0%	26	36	+ 38.5%
Median Sales Price*				\$1,407,500	\$1,400,000	- 0.5%	\$1,600,000	\$1,035,000	- 35.3%
Inventory of Homes for Sale				9	12	+ 33.3%	--	--	--
Months Supply of Inventory				2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale				55	24	- 56.4%	81	42	- 48.1%
Percent of Original List Price Received*				97.9%	95.9%	- 2.0%	94.6%	98.5%	+ 4.1%
New Listings				3	9	+ 200.0%	34	56	+ 64.7%

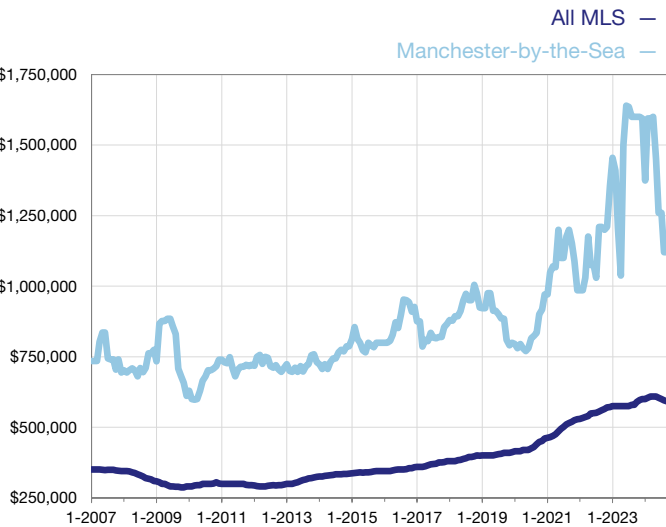
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	7	--
Closed Sales				0	0	--	2	6	+ 200.0%
Median Sales Price*				\$0	\$0	--	\$391,250	\$908,750	+ 132.3%
Inventory of Homes for Sale				2	0	- 100.0%	--	--	--
Months Supply of Inventory				1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	28	44	+ 57.1%
Percent of Original List Price Received*				0.0%	0.0%	--	99.3%	103.5%	+ 4.2%
New Listings				1	0	- 100.0%	2	8	+ 300.0%

* 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

