

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	34	43	+ 26.5%
Closed Sales	3	6	+ 100.0%	29	42	+ 44.8%
Median Sales Price*	\$1,260,000	\$1,325,000	+ 5.2%	\$1,600,000	\$1,082,500	- 32.3%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	2.4	3.8	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	75	40	- 46.7%
Percent of Original List Price Received*	104.2%	101.2%	- 2.9%	95.6%	98.9%	+ 3.5%
New Listings	5	8	+ 60.0%	39	64	+ 64.1%

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

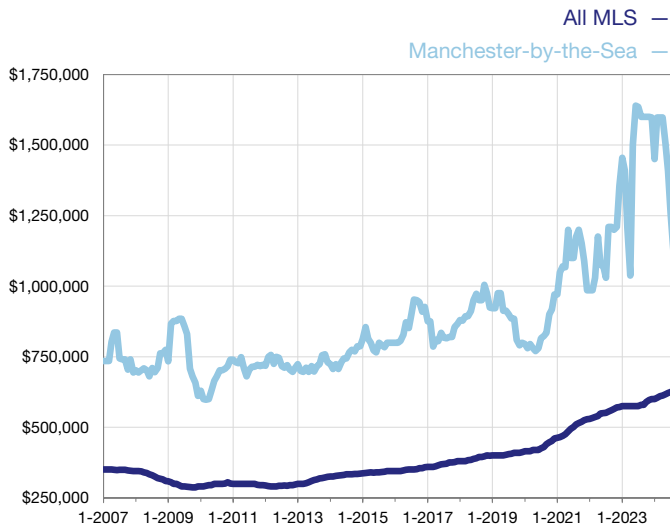
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	2	8	+ 300.0%
Closed Sales	1	0	- 100.0%	3	6	+ 100.0%
Median Sales Price*	\$1,059,000	\$0	- 100.0%	\$500,000	\$908,750	+ 81.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	32	44	+ 37.5%
Percent of Original List Price Received*	96.3%	0.0%	- 100.0%	98.3%	103.5%	+ 5.3%
New Listings	2	2	0.0%	4	10	+ 150.0%

* 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

