

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

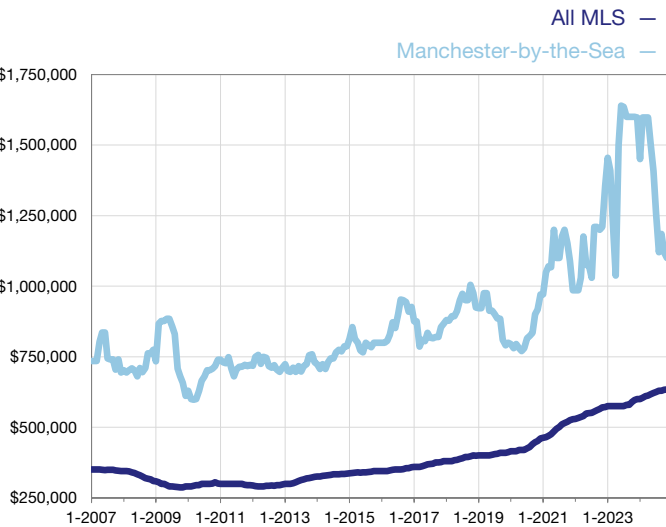
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	38	46	+ 21.1%
Closed Sales	4	2	- 50.0%	33	44	+ 33.3%
Median Sales Price*	\$1,975,000	\$7,225,000	+ 265.8%	\$1,600,000	\$1,082,500	- 32.3%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	3.2	3.7	+ 15.6%	--	--	--
Cumulative Days on Market Until Sale	192	67	- 65.1%	89	41	- 53.9%
Percent of Original List Price Received*	95.8%	94.0%	- 1.9%	95.6%	98.7%	+ 3.2%
New Listings	7	3	- 57.1%	46	67	+ 45.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	8	+ 166.7%
Closed Sales	2	1	- 50.0%	5	7	+ 40.0%
Median Sales Price*	\$389,500	\$1,150,000	+ 195.3%	\$429,000	\$925,000	+ 115.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	25	39	+ 56.0%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	98.4%	103.0%	+ 4.7%
New Listings	1	0	- 100.0%	5	10	+ 100.0%

\* 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

