

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

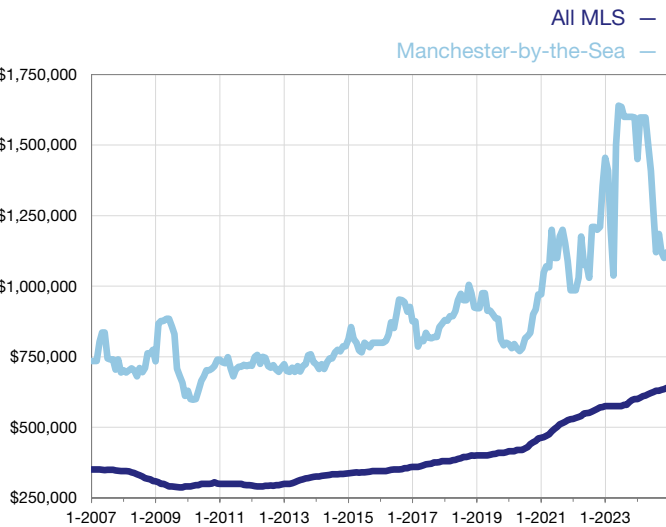
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	40	46	+ 15.0%
Closed Sales	3	5	+ 66.7%	36	49	+ 36.1%
Median Sales Price*	\$1,260,000	\$1,350,000	+ 7.1%	\$1,597,500	\$1,120,000	- 29.9%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	110	+ 189.5%	85	48	- 43.5%
Percent of Original List Price Received*	97.7%	88.5%	- 9.4%	95.8%	97.6%	+ 1.9%
New Listings	3	0	- 100.0%	49	67	+ 36.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	3	9	+ 200.0%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Median Sales Price*	\$655,000	\$0	- 100.0%	\$464,500	\$925,000	+ 99.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	24	39	+ 62.5%
Percent of Original List Price Received*	100.8%	0.0%	- 100.0%	98.8%	103.0%	+ 4.3%
New Listings	0	1	--	5	11	+ 120.0%

* 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

