

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

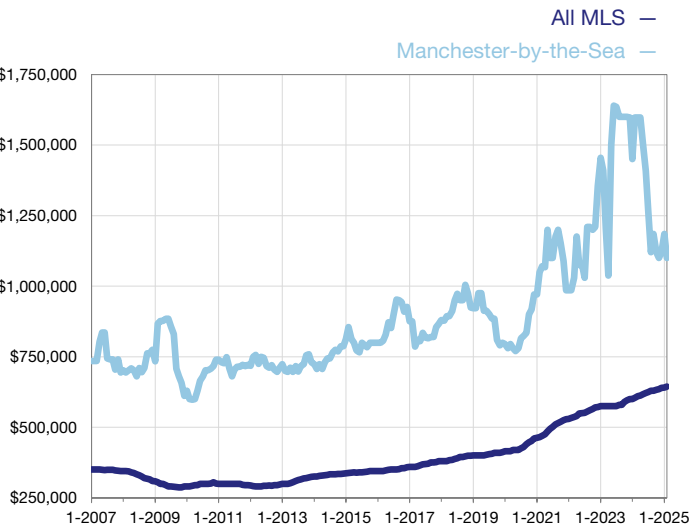
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	7	2	- 71.4%
Closed Sales	4	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$5,332,500	\$0	- 100.0%	\$1,120,000	\$825,000	- 26.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	136	0	- 100.0%	91	48	- 47.3%
Percent of Original List Price Received*	85.6%	0.0%	- 100.0%	91.6%	83.4%	- 9.0%
New Listings	1	2	+ 100.0%	5	3	- 40.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$545,000	--	\$0	\$545,000	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	0	90	--	0	90	--
Percent of Original List Price Received*	0.0%	93.6%	--	0.0%	93.6%	--
New Listings	1	1	0.0%	2	1	- 50.0%

* 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

