

# Manchester-by-the-Sea

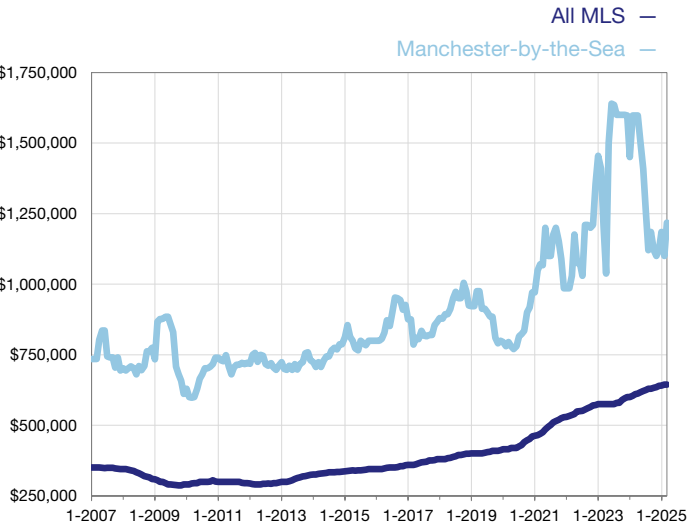
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	9	4	- 55.6%
Closed Sales	3	2	- 33.3%	10	3	- 70.0%
Median Sales Price*	\$800,000	\$1,335,000	+ 66.9%	\$890,000	\$825,000	- 7.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	38	86	+ 126.3%	75	73	- 2.7%
Percent of Original List Price Received*	100.7%	91.7%	- 8.9%	94.3%	88.9%	- 5.7%
New Listings	6	3	- 50.0%	11	6	- 45.5%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$545,000	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	90	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	93.6%	--
New Listings	1	0	- 100.0%	3	1	- 66.7%

\* 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

