

# Manchester-by-the-Sea

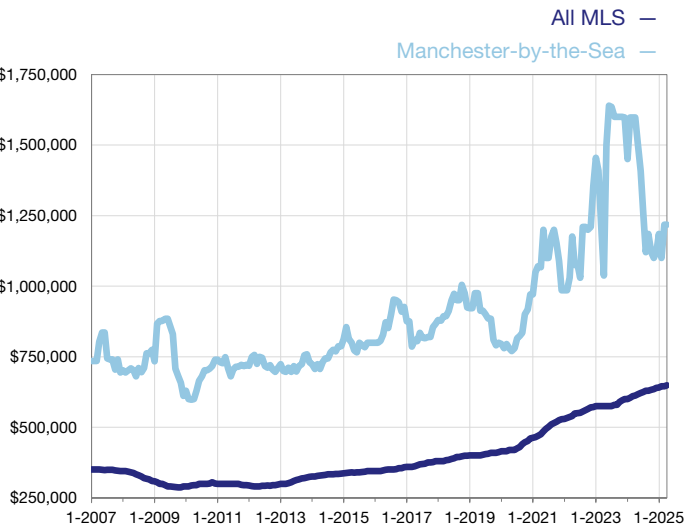
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	3	--	9	7	- 22.2%
Closed Sales	2	2	0.0%	12	5	- 58.3%
Median Sales Price*	\$1,168,500	\$4,775,000	+ 308.6%	\$890,000	\$2,000,000	+ 124.7%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	4.6	3.8	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	7	149	+ 2,028.6%	64	103	+ 60.9%
Percent of Original List Price Received*	114.2%	85.9%	- 24.8%	97.6%	87.7%	- 10.1%
New Listings	6	11	+ 83.3%	17	17	0.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$545,000	--
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
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	1	0.0%	4	2	- 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

