

# Manchester-by-the-Sea

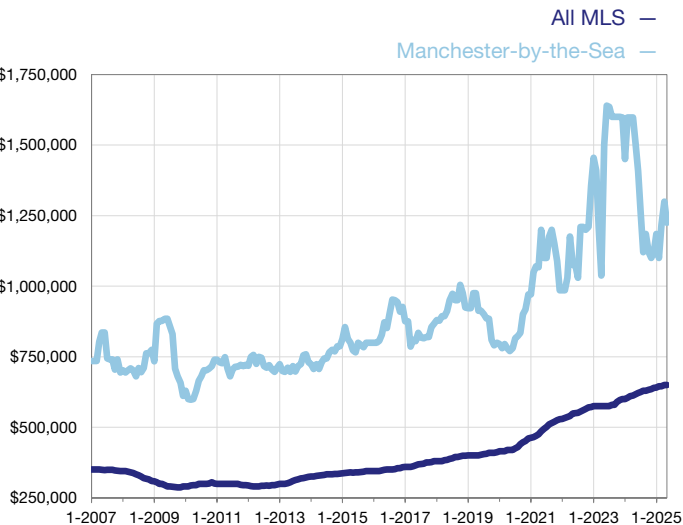
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	15	13	- 13.3%
Closed Sales	4	4	0.0%	16	9	- 43.8%
Median Sales Price*	\$1,617,000	\$1,775,002	+ 9.8%	\$1,060,000	\$2,000,000	+ 88.7%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	5.6	4.3	- 23.2%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	52	66	+ 26.9%
Percent of Original List Price Received*	102.8%	105.9%	+ 3.0%	98.9%	95.8%	- 3.1%
New Listings	10	6	- 40.0%	27	23	- 14.8%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$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	0	--	0	90	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	93.6%	--
New Listings	3	0	- 100.0%	7	2	- 71.4%

\* 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

