

Manchester-by-the-Sea

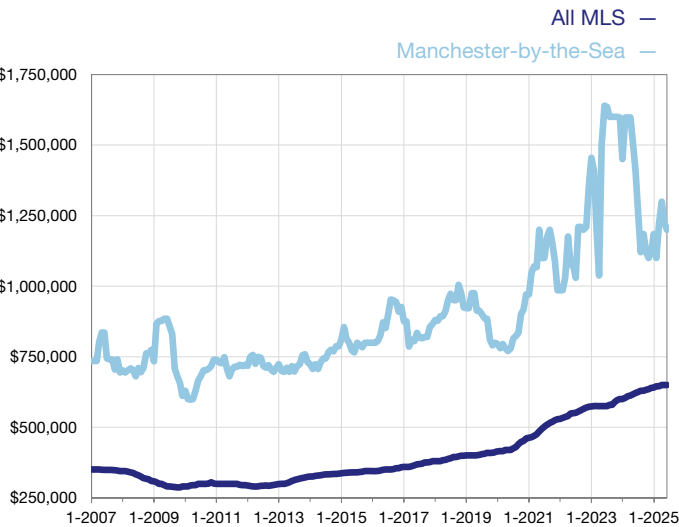
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	22	19	- 13.6%
Closed Sales	2	6	+ 200.0%	18	15	- 16.7%
Median Sales Price*	\$2,512,500	\$1,030,000	- 59.0%	\$1,062,500	\$1,260,000	+ 18.6%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	6.8	4.9	- 27.9%	--	--	--
Cumulative Days on Market Until Sale	7	82	+ 1,071.4%	47	72	+ 53.2%
Percent of Original List Price Received*	101.4%	99.9%	- 1.5%	99.2%	97.4%	- 1.8%
New Listings	12	8	- 33.3%	39	31	- 20.5%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$802,500	\$680,000	- 15.3%	\$802,500	\$612,500	- 23.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	99	+ 230.0%	30	95	+ 216.7%
Percent of Original List Price Received*	107.6%	91.3%	- 15.1%	107.6%	92.5%	- 14.0%
New Listings	1	0	- 100.0%	8	2	- 75.0%

* 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

