

Manchester-by-the-Sea

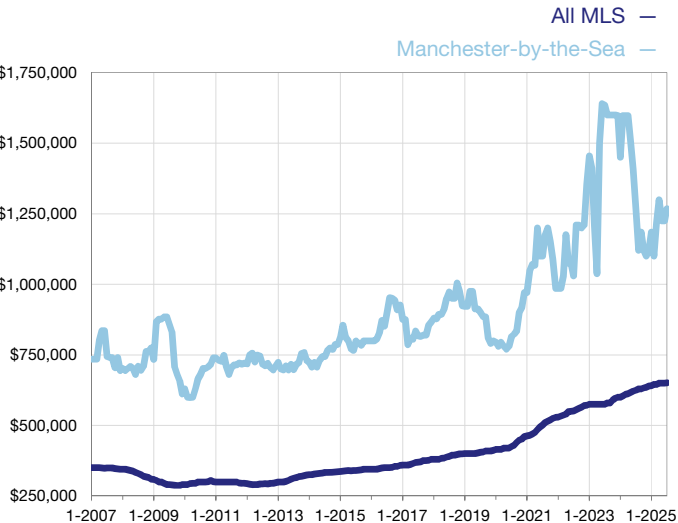
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	28	25	- 10.7%
Closed Sales	4	4	0.0%	22	19	- 13.6%
Median Sales Price*	\$777,500	\$1,633,525	+ 110.1%	\$1,002,500	\$1,275,000	+ 27.2%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	6.0	3.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	23	36	+ 56.5%	43	65	+ 51.2%
Percent of Original List Price Received*	102.3%	92.5%	- 9.6%	99.7%	96.4%	- 3.3%
New Listings	6	4	- 33.3%	45	35	- 22.2%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	7	1	- 85.7%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$739,750	\$0	- 100.0%	\$739,750	\$612,500	- 17.2%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	74	0	- 100.0%	52	95	+ 82.7%
Percent of Original List Price Received*	98.4%	0.0%	- 100.0%	103.0%	92.5%	- 10.2%
New Listings	0	2	--	8	4	- 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

