

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	46	46	0.0%
Closed Sales	5	6	+ 20.0%	49	41	- 16.3%
Median Sales Price*	\$1,350,000	\$1,830,500	+ 35.6%	\$1,120,000	\$1,525,000	+ 36.2%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	110	64	- 41.8%	48	73	+ 52.1%
Percent of Original List Price Received*	88.5%	97.9%	+ 10.6%	97.6%	94.7%	- 3.0%
New Listings	0	2	--	67	58	- 13.4%

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

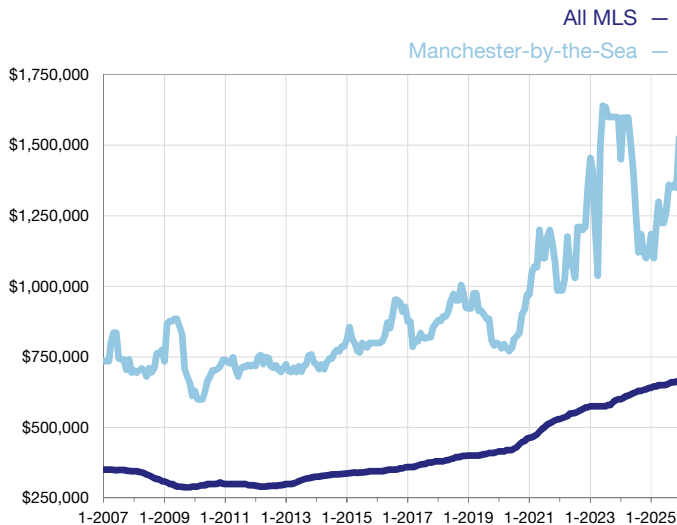
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	9	7	- 22.2%
Closed Sales	0	1	--	7	6	- 14.3%
Median Sales Price*	\$0	\$699,000	--	\$925,000	\$689,500	- 25.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	11	--	39	53	+ 35.9%
Percent of Original List Price Received*	0.0%	100.0%	--	103.0%	97.0%	- 5.8%
New Listings	0	0	--	10	10	0.0%

\* 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

