

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Median Sales Price*	\$825,000	\$1,275,000	+ 54.5%	\$825,000	\$1,275,000	+ 54.5%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	48	179	+ 272.9%	48	179	+ 272.9%
Percent of Original List Price Received*	83.4%	89.5%	+ 7.3%	83.4%	89.5%	+ 7.3%
New Listings	1	0	- 100.0%	1	0	- 100.0%

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

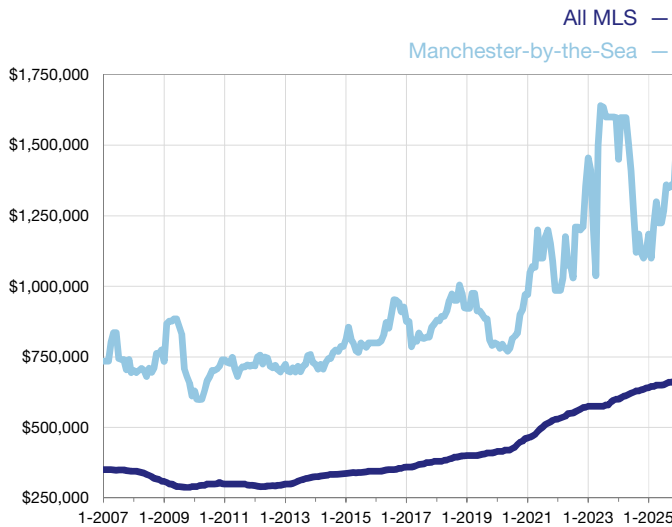
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$720,000	--	\$0	\$720,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	8	--	0	8	--
Percent of Original List Price Received*	0.0%	99.8%	--	0.0%	99.8%	--
New Listings	0	0	--	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

