

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	1	5	+ 400.0%
Closed Sales	0	1	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$1,825,000	--	\$825,000	\$1,537,500	+ 86.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	0	146	--	48	174	+ 262.5%
Percent of Original List Price Received*	0.0%	79.3%	--	83.4%	87.8%	+ 5.3%
New Listings	2	7	+ 250.0%	3	7	+ 133.3%

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

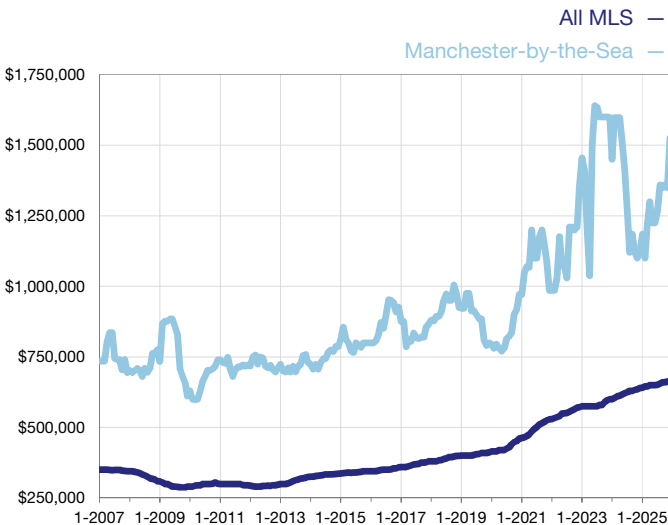
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$545,000	\$0	- 100.0%	\$545,000	\$720,000	+ 32.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	90	8	- 91.1%
Percent of Original List Price Received*	93.6%	0.0%	- 100.0%	93.6%	99.8%	+ 6.6%
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.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

