

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Manchester-by-the-Sea

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	4	8	+ 100.0%
Closed Sales	2	5	+ 150.0%	3	11	+ 266.7%
Median Sales Price*	\$1,335,000	<b>\$2,095,000</b>	+ 56.9%	\$825,000	<b>\$1,800,000</b>	+ 118.2%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	86	87	+ 1.2%	73	134	+ 83.6%
Percent of Original List Price Received*	91.7%	<b>89.8%</b>	- 2.1%	88.9%	<b>88.7%</b>	- 0.2%
New Listings	3	4	+ 33.3%	6	11	+ 83.3%

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

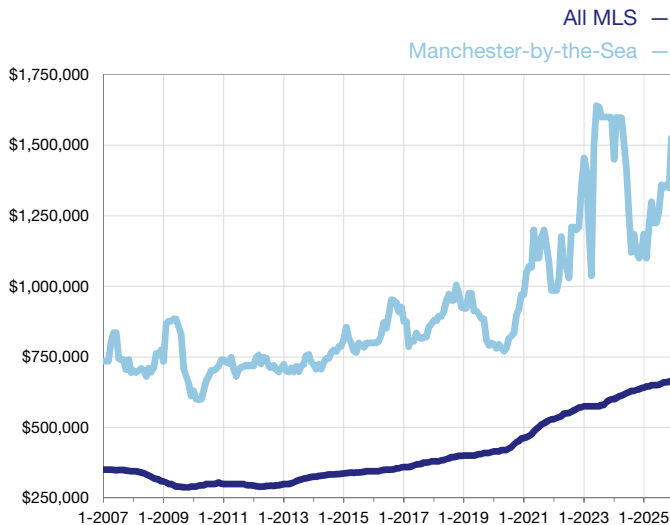
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$545,000	<b>\$720,000</b>	+ 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	0	0	--	90	8	- 91.1%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	93.6%	<b>99.8%</b>	+ 6.6%
New Listings	0	1	--	1	1	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

