

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	7	13	+ 85.7%
Closed Sales	2	0	- 100.0%	5	11	+ 120.0%
Median Sales Price*	\$4,775,000	\$0	- 100.0%	\$2,000,000	\$1,800,000	- 10.0%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	4.3	3.5	- 18.6%	--	--	--
Cumulative Days on Market Until Sale	149	0	- 100.0%	103	134	+ 30.1%
Percent of Original List Price Received*	85.9%	0.0%	- 100.0%	87.7%	88.7%	+ 1.1%
New Listings	11	11	0.0%	17	22	+ 29.4%

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

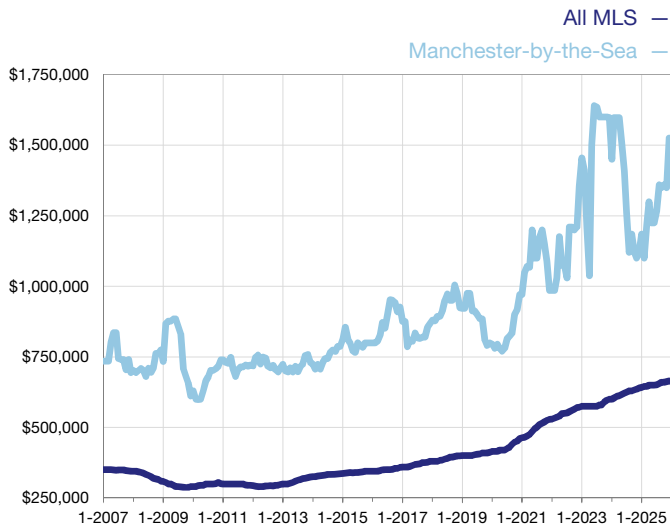
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$545,000	\$720,000	+ 32.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	90	8	- 91.1%
Percent of Original List Price Received*	0.0%	0.0%	--	93.6%	99.8%	+ 6.6%
New Listings	1	3	+ 200.0%	2	4	+ 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

