

Manchester-by-the-Sea

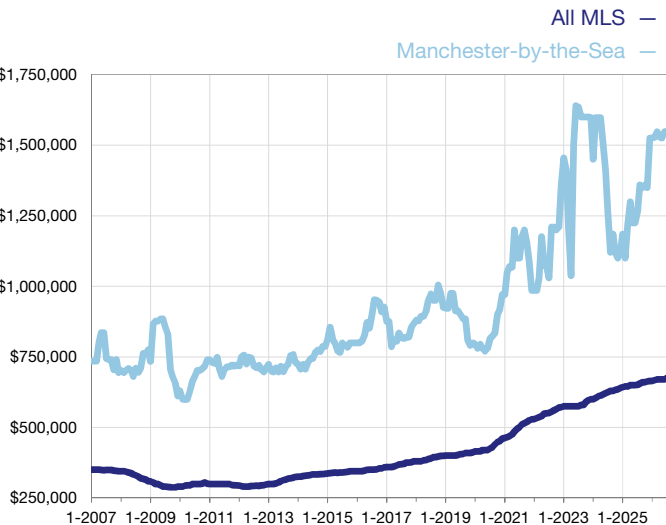
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	25	26	+ 4.0%
Closed Sales	4	5	+ 25.0%	19	28	+ 47.4%
Median Sales Price*	\$1,633,525	\$2,100,000	+ 28.6%	\$1,275,000	\$1,812,500	+ 42.2%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	3.6	5.1	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	65	74	+ 13.8%
Percent of Original List Price Received*	92.5%	100.9%	+ 9.1%	96.4%	96.1%	- 0.3%
New Listings	4	3	- 25.0%	35	44	+ 25.7%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	0	1	--	2	6	+ 200.0%
Median Sales Price*	\$0	\$530,000	--	\$612,500	\$720,000	+ 17.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	95	29	- 69.5%
Percent of Original List Price Received*	0.0%	106.2%	--	92.5%	99.2%	+ 7.2%
New Listings	2	1	- 50.0%	4	7	+ 75.0%

* 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

