

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

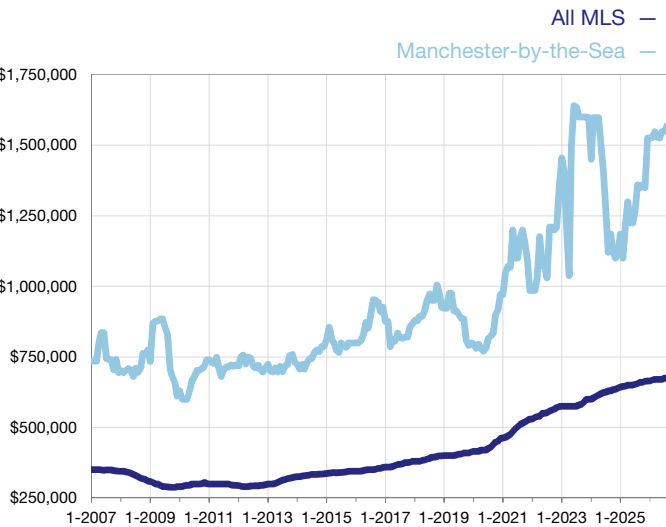
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	27	29	+ 7.4%
Closed Sales	5	2	- 60.0%	24	30	+ 25.0%
Median Sales Price*	\$1,370,000	\$3,535,000	+ 158.0%	\$1,322,500	\$1,877,500	+ 42.0%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	4.8	3.8	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	144	46	- 68.1%	81	72	- 11.1%
Percent of Original List Price Received*	89.2%	99.6%	+ 11.7%	94.9%	96.3%	+ 1.5%
New Listings	4	3	- 25.0%	39	45	+ 15.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	6	+ 200.0%
Closed Sales	0	1	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$1,315,000	--	\$612,500	\$830,000	+ 35.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	4.0	1.9	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	95	28	- 70.5%
Percent of Original List Price Received*	0.0%	102.3%	--	92.5%	99.6%	+ 7.7%
New Listings	2	2	0.0%	6	9	+ 50.0%

* 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

