

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Manchester-by-the-Sea

Single-Family Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	31	31	0.0%
Closed Sales	3	6	+ 100.0%	27	36	+ 33.3%
Median Sales Price*	\$1,350,000	\$1,287,500	- 4.6%	\$1,350,000	\$1,812,500	+ 34.3%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	6.4	4.7	- 26.6%	--	--	--
Cumulative Days on Market Until Sale	69	62	- 10.1%	80	70	- 12.5%
Percent of Original List Price Received*	92.8%	92.3%	- 0.5%	94.6%	95.7%	+ 1.2%
New Listings	10	5	- 50.0%	49	51	+ 4.1%

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

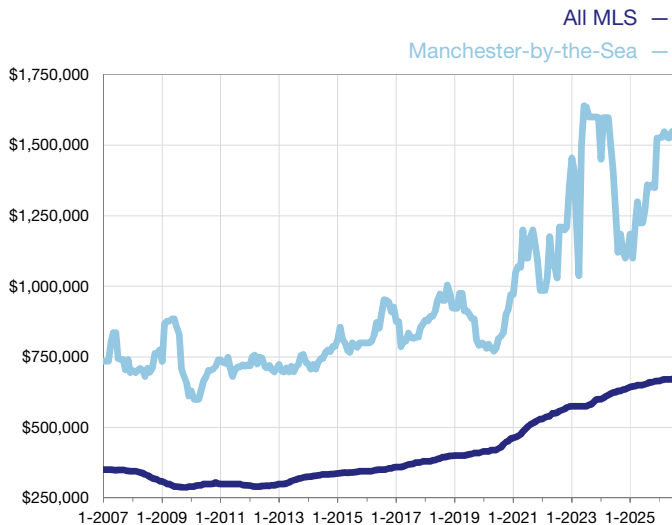
Condominium Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	7	+ 133.3%
Closed Sales	1	1	0.0%	3	8	+ 166.7%
Median Sales Price*	\$819,000	\$654,000	- 20.1%	\$680,000	\$742,000	+ 9.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	31	15	- 51.6%	73	26	- 64.4%
Percent of Original List Price Received*	95.3%	100.6%	+ 5.6%	93.4%	99.8%	+ 6.9%
New Listings	0	1	--	6	10	+ 66.7%

* 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

