Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Manchester-by-the-Sea

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**3**	- 25.0%	35	**34**	- 2.9%
Closed Sales	6	**0**	- 100.0%	33	**36**	+ 9.1%
Median Sales Price*	$1,559,000	**$0**	- 100.0%	$1,370,000	**$1,812,500**	+ 32.3%
Inventory of Homes for Sale	23	**20**	- 13.0%	--	--	--
Months Supply of Inventory	6.3	**5.3**	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	56	**0**	- 100.0%	75	**70**	- 6.7%
Percent of Original List Price Received*	93.6%	**0.0%**	- 100.0%	94.5%	**95.7%**	+ 1.3%
New Listings	6	**9**	+ 50.0%	55	**60**	+ 9.1%

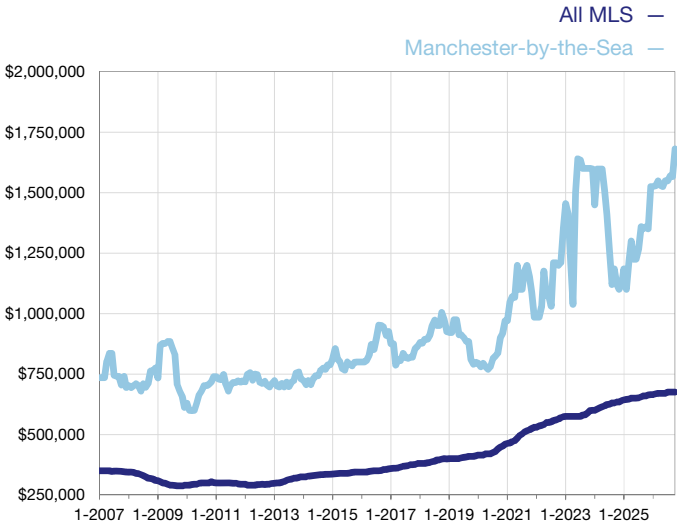
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

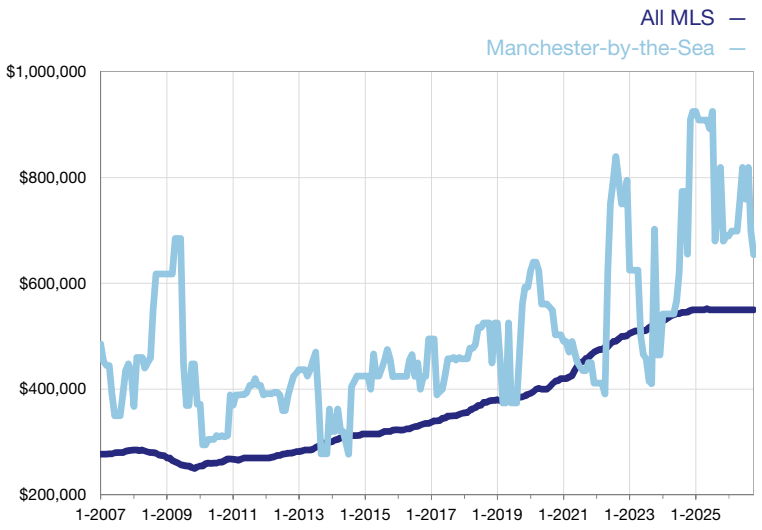
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	4	**7**	+ 75.0%
Closed Sales	1	**1**	0.0%	4	**9**	+ 125.0%
Median Sales Price*	$937,000	**$650,000**	- 30.6%	$749,500	**$654,000**	- 12.7%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	--	--
Months Supply of Inventory	3.0	**0.6**	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	51	**16**	- 68.6%	68	**25**	- 63.2%
Percent of Original List Price Received*	98.7%	**100.5%**	+ 1.8%	94.7%	**99.8%**	+ 5.4%
New Listings	3	**0**	- 100.0%	9	**10**	+ 11.1%

* 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



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