

Manchester 01944

ZIP code · MA · Massachusetts › Essex County

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

64

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



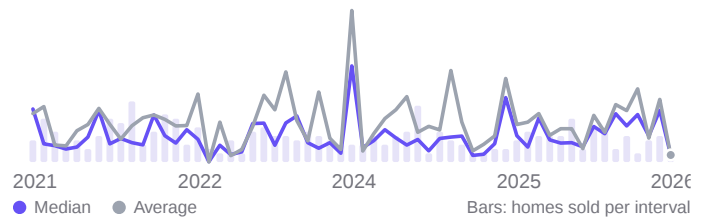
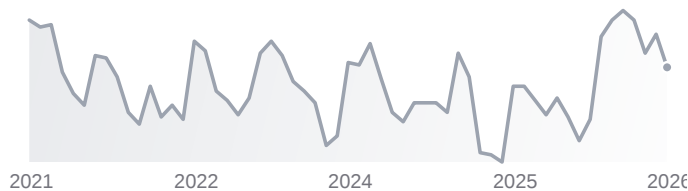
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$515K · Average \$515K

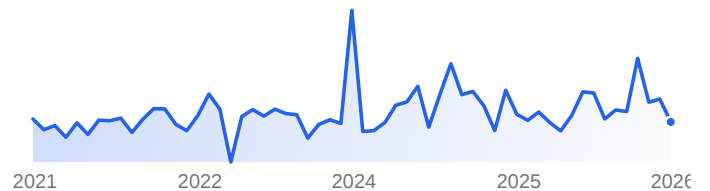
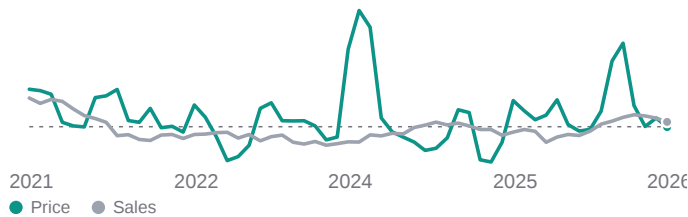


Growth (year over year)

Price -0.5% · Sales +8.5%

Price per square foot

\$454/ft²

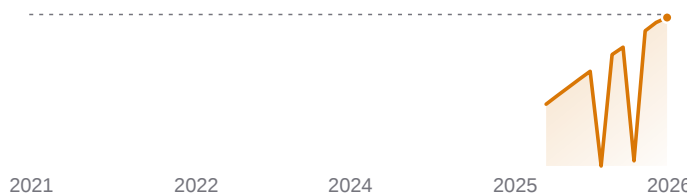


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

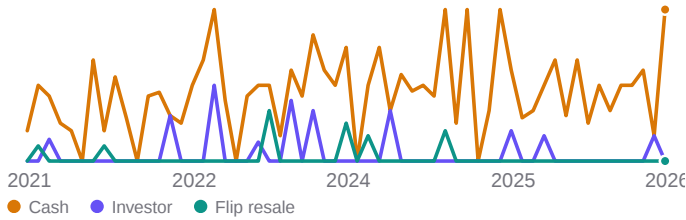
3.2%



BUYERS & OUTCOMES

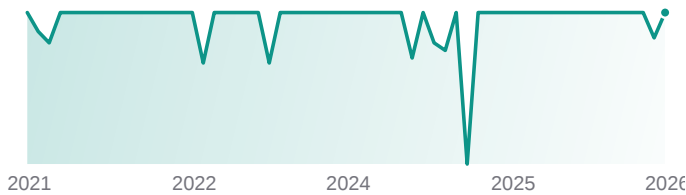
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



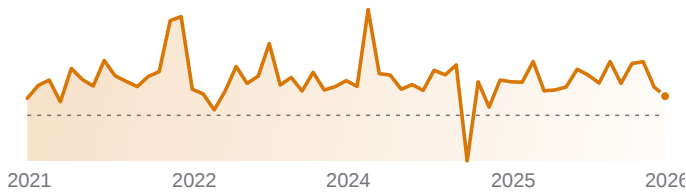
Sellers who sold at a gain

100%

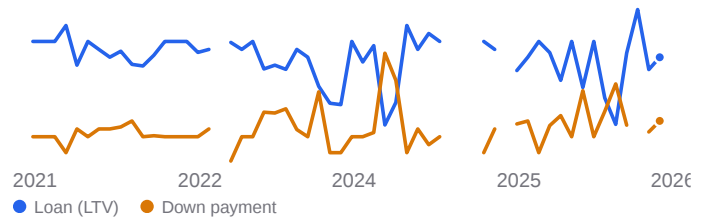


Median annualized return at resale

+2.7%

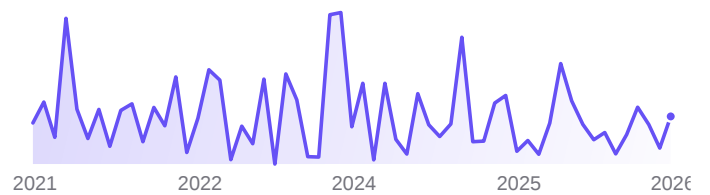


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



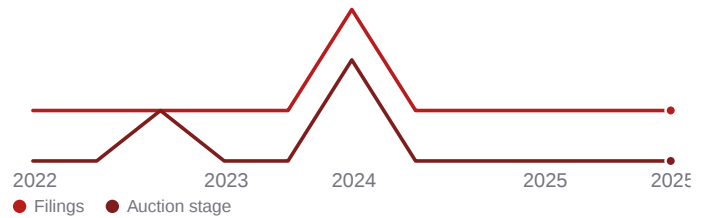
Typical hold before selling

11.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,990
Median value (AVM)	\$1.4M
Median size	2,614 ft²
Median bedrooms	4
Median year built	1956
Single family	82%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	29%
Median loan-to-value	34%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	5,934
Density	516 / mi²
Median household income	\$205K
Average household income	\$225K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	91
Homes occupied	91%
Bachelor's or higher	46%
Poverty rate	2.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.