

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	3	0.0%	31	20	- 35.5%
Closed Sales	3	1	- 66.7%	32	17	- 46.9%
Median Sales Price*	\$1,625,000	\$1,035,000	- 36.3%	\$1,787,500	\$1,360,000	- 23.9%
Inventory of Homes for Sale	39	24	- 38.5%	--	--	--
Months Supply of Inventory	13.8	13.9	+ 0.7%	--	--	--
Cumulative Days on Market Until Sale	73	362	+ 395.9%	118	197	+ 66.9%
Percent of Original List Price Received*	90.1%	86.3%	- 4.2%	94.1%	91.5%	- 2.8%
New Listings	2	2	0.0%	69	55	- 20.3%

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

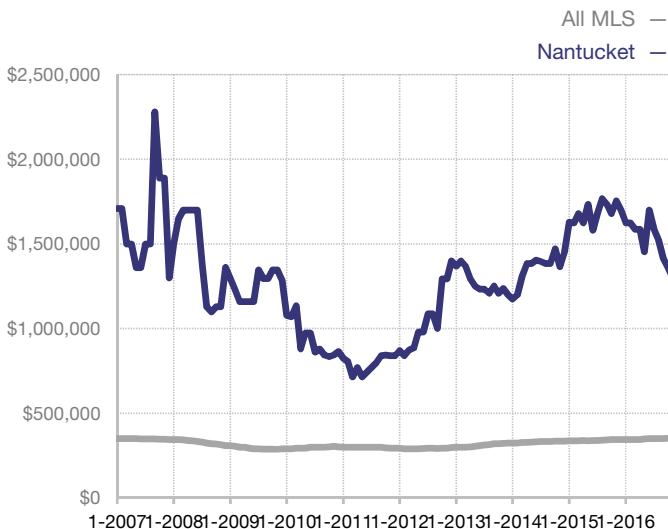
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	9	1	- 88.9%
Closed Sales	0	0	--	9	1	- 88.9%
Median Sales Price*	\$0	\$0	--	\$386,000	\$418,500	+ 8.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	53	48	- 9.4%
Percent of Original List Price Received*	0.0%	0.0%	--	96.8%	99.6%	+ 2.9%
New Listings	1	0	- 100.0%	15	4	- 73.3%

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

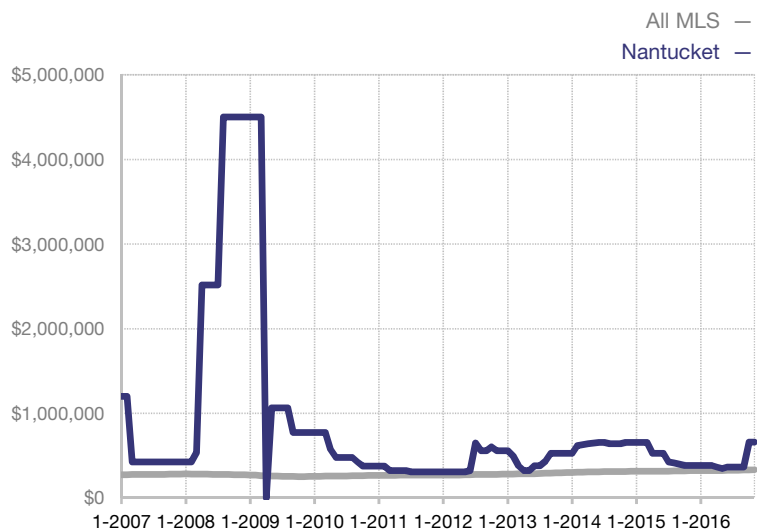
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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