

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	4	2	- 50.0%	26	19	- 26.9%
Closed Sales	4	2	- 50.0%	22	16	- 27.3%
Median Sales Price*	\$558,500	\$591,000	+ 5.8%	\$526,000	\$700,000	+ 33.1%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	5.5	8.3	+ 50.9%	--	--	--
Cumulative Days on Market Until Sale	228	77	- 66.2%	156	82	- 47.4%
Percent of Original List Price Received*	97.2%	98.7%	+ 1.5%	94.5%	93.9%	- 0.6%
New Listings	6	8	+ 33.3%	41	39	- 4.9%

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

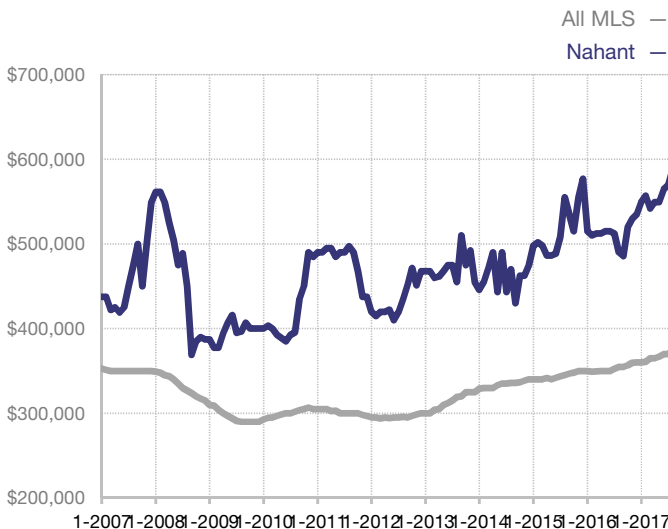
Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$168,500	\$0	- 100.0%	\$330,000	\$234,500	- 28.9%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	34	56	+ 64.7%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	94.2%	99.8%	+ 5.9%
New Listings	1	2	+ 100.0%	6	8	+ 33.3%

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

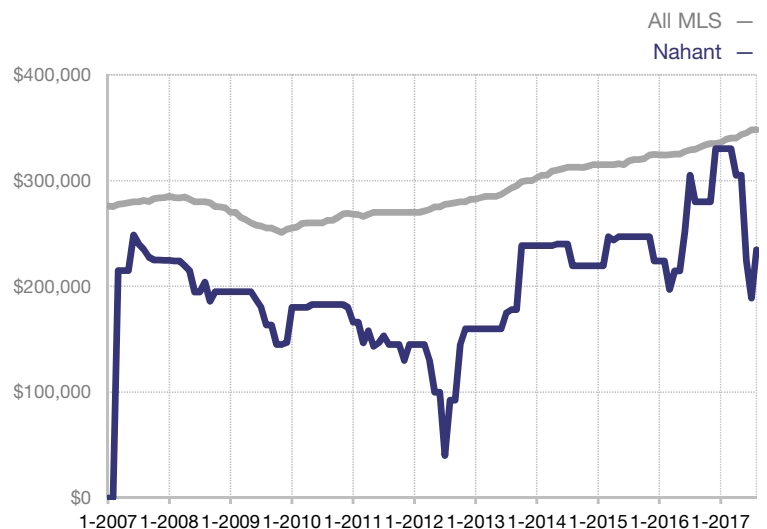
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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