

# Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	6	+ 50.0%	14	24	+ 71.4%
Closed Sales	3	6	+ 100.0%	11	21	+ 90.9%
Median Sales Price*	\$650,000	<b>\$382,000</b>	- 41.2%	\$750,000	<b>\$465,000</b>	- 38.0%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	5.8	3.8	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	27	117	+ 333.3%	92	113	+ 22.8%
Percent of Original List Price Received*	97.8%	92.5%	- 5.4%	93.2%	92.8%	- 0.4%
New Listings	4	7	+ 75.0%	25	33	+ 32.0%

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

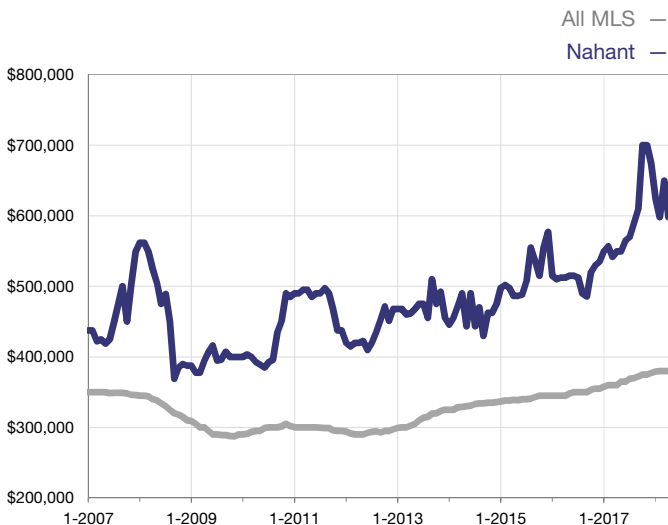
### Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$485,000</b>	--	\$199,625	<b>\$368,000</b>	+ 84.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	79	222	+ 181.0%
Percent of Original List Price Received*	0.0%	97.0%	--	101.4%	93.3%	- 8.0%
New Listings	1	2	+ 100.0%	5	7	+ 40.0%

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

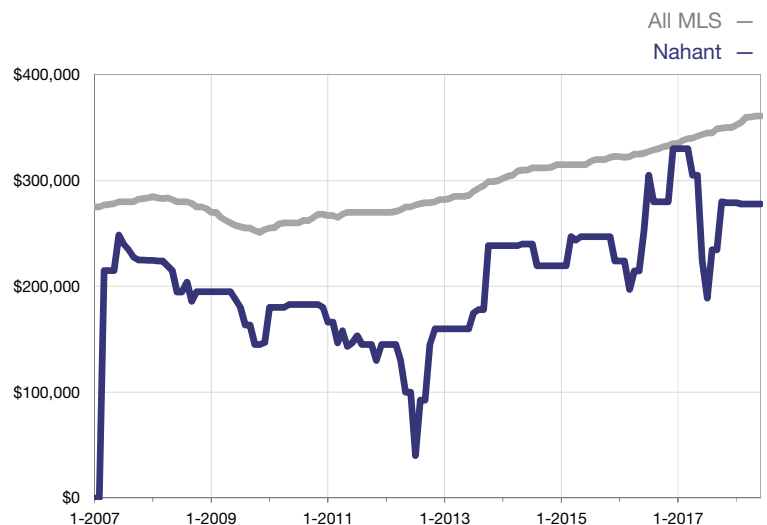
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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