

Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	4	0.0%	27	37	+ 37.0%
Closed Sales	3	3	0.0%	22	35	+ 59.1%
Median Sales Price*	\$900,000	\$745,000	- 17.2%	\$725,000	\$615,000	- 15.2%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	8.6	5.1	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	19	89	+ 368.4%	76	101	+ 32.9%
Percent of Original List Price Received*	86.6%	98.3%	+ 13.5%	93.5%	93.4%	- 0.1%
New Listings	6	9	+ 50.0%	51	57	+ 11.8%

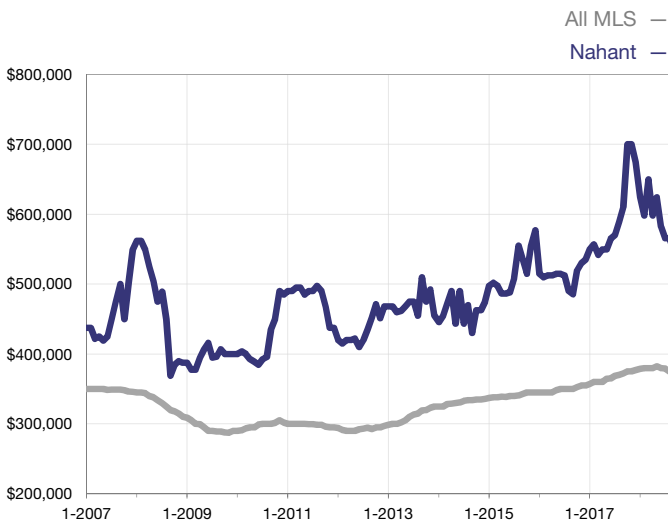
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

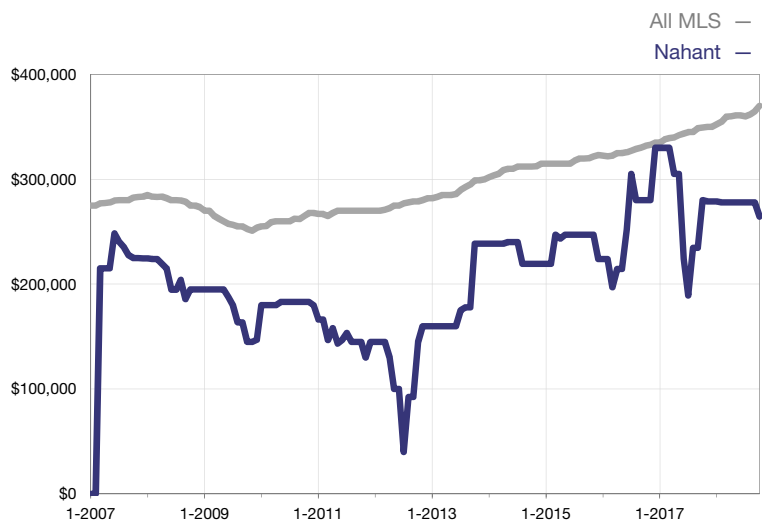
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	6	6	0.0%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$282,500	\$0	- 100.0%	\$280,000	\$330,000	+ 17.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	49	97	+ 98.0%
Percent of Original List Price Received*	97.4%	0.0%	- 100.0%	99.3%	99.7%	+ 0.4%
New Listings	0	1	--	8	9	+ 12.5%

* 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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