

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	4	+ 300.0%	24	36	+ 50.0%
Closed Sales	2	6	+ 200.0%	20	26	+ 30.0%
Median Sales Price*	\$950,250	<b>\$787,000</b>	- 17.2%	\$552,500	<b>\$752,500</b>	+ 36.2%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	8.9	2.5	- 71.9%	--	--	--
Cumulative Days on Market Until Sale	30	53	+ 76.7%	81	71	- 12.3%
Percent of Original List Price Received*	96.3%	<b>99.7%</b>	+ 3.5%	95.7%	<b>96.6%</b>	+ 0.9%
New Listings	7	4	- 42.9%	44	47	+ 6.8%

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

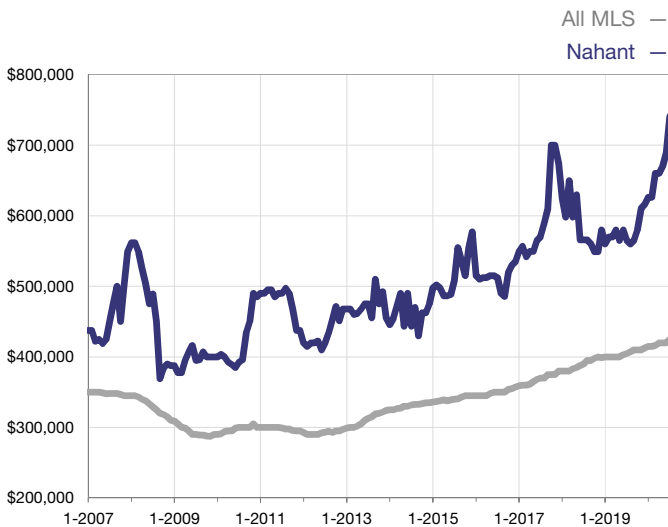
### Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$230,000	<b>\$367,800</b>	+ 59.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	24	- 27.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.5%	<b>97.0%</b>	- 3.5%
New Listings	0	0	--	4	2	- 50.0%

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

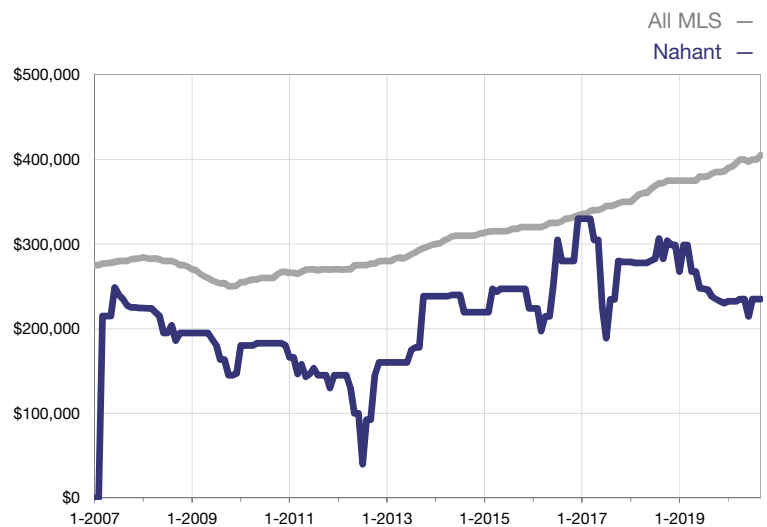
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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