

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	26	25	- 3.8%
Closed Sales	4	0	- 100.0%	32	25	- 21.9%
Median Sales Price*	\$885,000	\$0	- 100.0%	\$820,000	\$950,000	+ 15.9%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	90	36	- 60.0%
Percent of Original List Price Received*	97.9%	0.0%	- 100.0%	96.5%	98.0%	+ 1.6%
New Listings	0	0	--	31	48	+ 54.8%

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

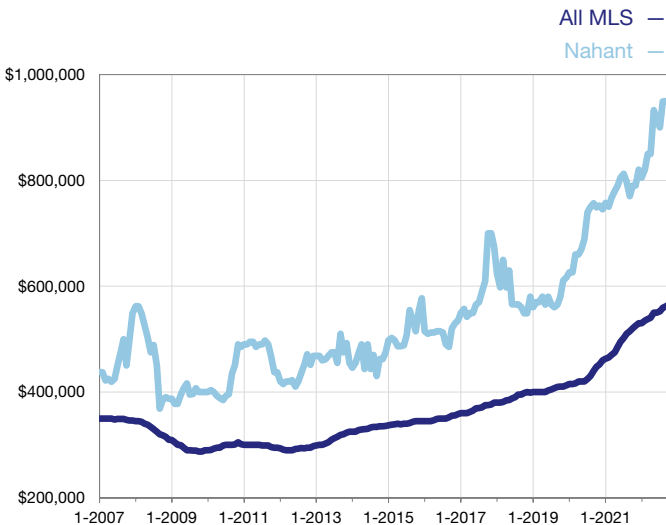
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$980,000	\$0	- 100.0%	\$636,500	\$363,000	- 43.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	34	15	- 55.9%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	103.0%	104.4%	+ 1.4%
New Listings	0	0	--	6	6	0.0%

* 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

