

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	39	19	- 51.3%
Closed Sales	3	3	0.0%	43	25	- 41.9%
Median Sales Price*	\$3,460,000	\$3,175,000	- 8.2%	\$2,850,000	\$3,200,000	+ 12.3%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.2	4.3	+ 258.3%	--	--	--
Cumulative Days on Market Until Sale	25	121	+ 384.0%	102	88	- 13.7%
Percent of Original List Price Received*	98.7%	85.3%	- 13.6%	94.0%	93.1%	- 1.0%
New Listings	0	0	--	43	37	- 14.0%

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

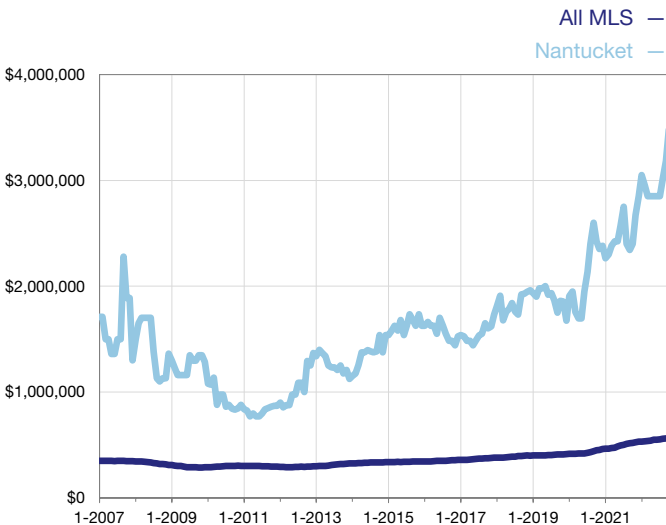
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$1,525,000	\$0	- 100.0%	\$852,000	\$1,545,000	+ 81.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	129	0	- 100.0%	121	104	- 14.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	94.5%	100.0%	+ 5.8%
New Listings	0	0	--	4	1	- 75.0%

* 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

