

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,257,000	\$0	- 100.0%	\$1,257,000	\$0	- 100.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--
Cumulative Days on Market Until Sale	68	0	- 100.0%	68	0	- 100.0%
Percent of Original List Price Received*	91.4%	0.0%	- 100.0%	91.4%	0.0%	- 100.0%
New Listings	1	5	+ 400.0%	1	6	+ 500.0%

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

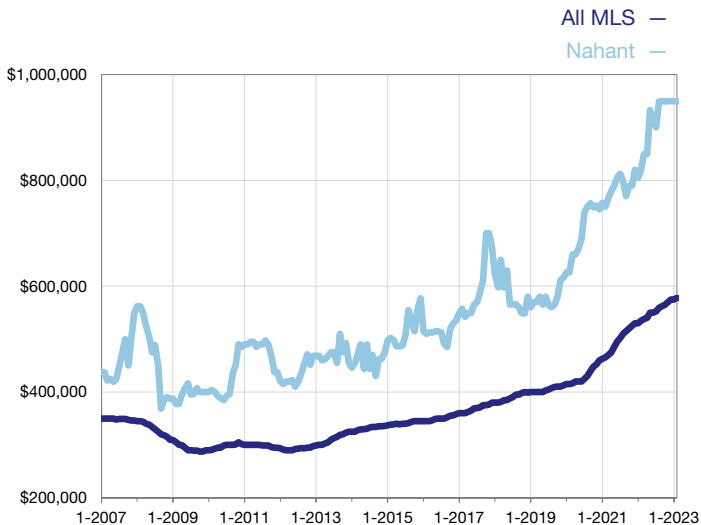
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$305,000	--	\$0	\$331,500	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	94	--	0	85	--
Percent of Original List Price Received*	0.0%	87.2%	--	0.0%	92.0%	--
New Listings	2	0	- 100.0%	2	0	- 100.0%

* 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

