

Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	3	+ 50.0%	22	17	- 22.7%
Closed Sales	4	3	- 25.0%	18	14	- 22.2%
Median Sales Price*	\$503,000	\$700,000	+ 39.2%	\$495,500	\$725,000	+ 46.3%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	5.7	6.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	85	49	- 42.4%	140	83	- 40.7%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	93.9%	93.2%	- 0.7%
New Listings	2	5	+ 150.0%	35	31	- 11.4%

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

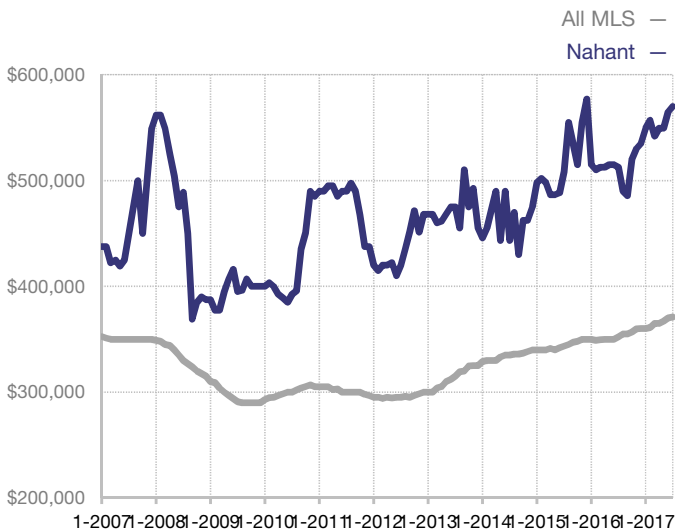
Condominium Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Median Sales Price*	\$360,000	\$238,500	- 33.8%	\$334,000	\$234,500	- 29.8%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	16	33	+ 106.3%	28	56	+ 100.0%
Percent of Original List Price Received*	92.3%	98.2%	+ 6.4%	95.0%	99.8%	+ 5.1%
New Listings	0	1	--	5	6	+ 20.0%

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

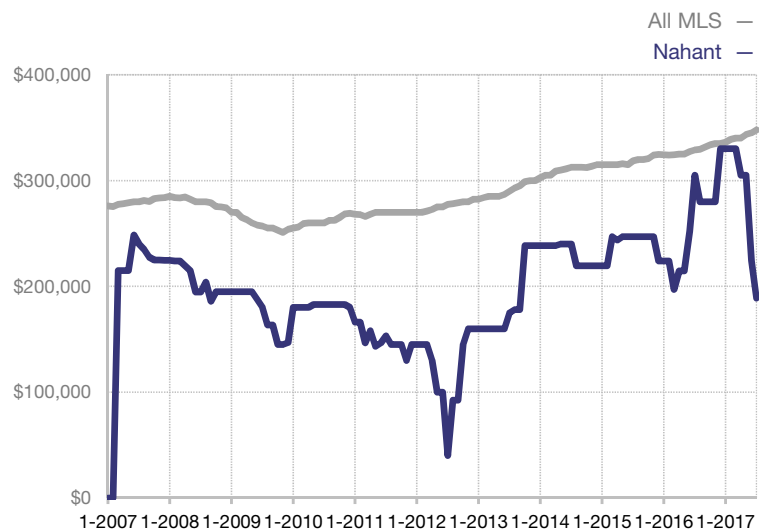
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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