

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	8	+ 14.3%	21	26	+ 23.8%
Closed Sales	2	5	+ 150.0%	21	22	+ 4.8%
Median Sales Price*	\$1,346,000	\$2,250,000	+ 67.2%	\$1,785,000	\$1,525,000	- 14.6%
Inventory of Homes for Sale	67	69	+ 3.0%	--	--	--
Months Supply of Inventory	14.9	14.6	- 2.0%	--	--	--
Cumulative Days on Market Until Sale	32	58	+ 81.3%	108	103	- 4.6%
Percent of Original List Price Received*	97.2%	93.9%	- 3.4%	91.7%	92.7%	+ 1.1%
New Listings	17	19	+ 11.8%	79	76	- 3.8%

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

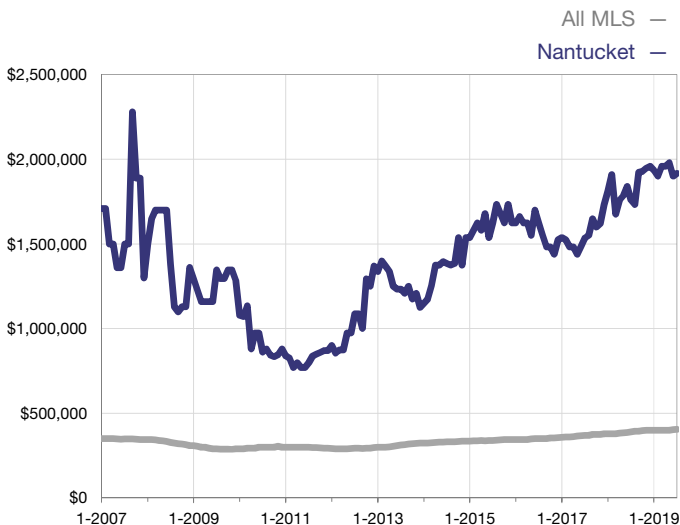
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$1,875,000	\$0	- 100.0%	\$707,000	\$285,000	- 59.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	144	0	- 100.0%	50	82	+ 64.0%
Percent of Original List Price Received*	89.3%	0.0%	- 100.0%	97.1%	90.5%	- 6.8%
New Listings	0	0	--	7	2	- 71.4%

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

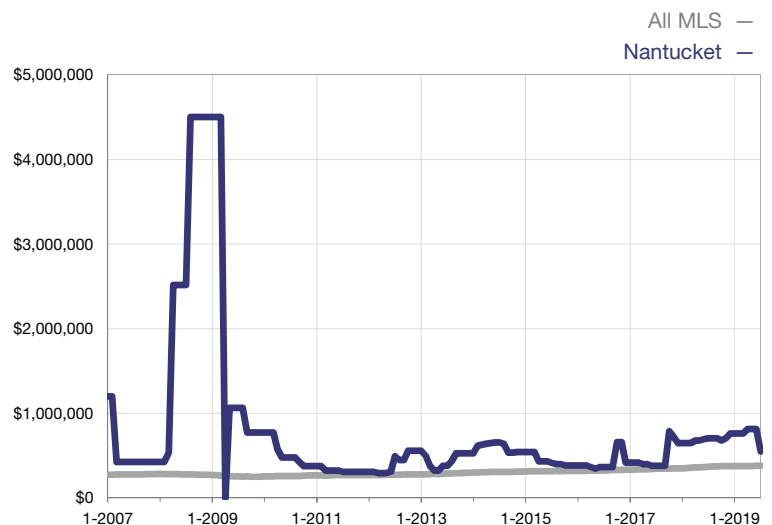
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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