

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	8	7	- 12.5%
Closed Sales	4	0	- 100.0%	7	9	+ 28.6%
Median Sales Price*	\$678,750	\$0	- 100.0%	\$670,000	\$790,000	+ 17.9%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	6.8	1.3	- 80.9%	--	--	--
Cumulative Days on Market Until Sale	58	0	- 100.0%	56	121	+ 116.1%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	92.7%	97.8%	+ 5.5%
New Listings	7	3	- 57.1%	20	8	- 60.0%

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

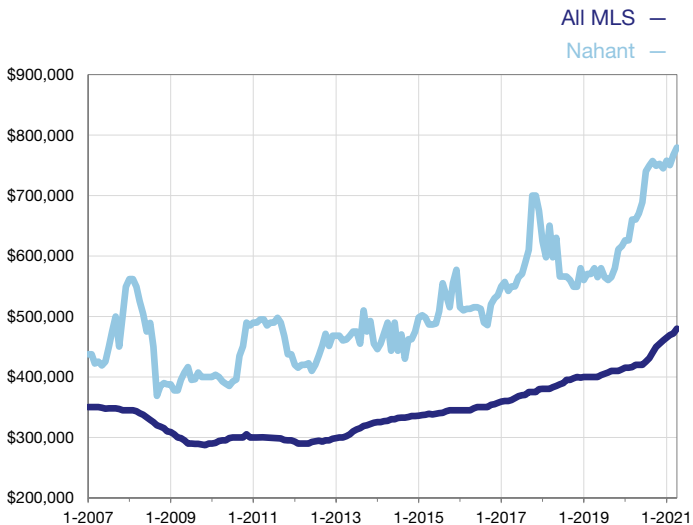
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	2	--	0	3	--

* 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

