

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	1	6	+ 500.0%	9	14	+ 55.6%
Median Sales Price*	\$1,695,750	<b>\$4,490,000</b>	+ 164.8%	\$1,950,000	<b>\$3,735,000</b>	+ 91.5%
Inventory of Homes for Sale	30	8	- 73.3%	--	--	--
Months Supply of Inventory	7.3	1.2	- 83.6%	--	--	--
Cumulative Days on Market Until Sale	83	122	+ 47.0%	64	178	+ 178.1%
Percent of Original List Price Received*	94.5%	88.6%	- 6.2%	88.7%	91.5%	+ 3.2%
New Listings	7	2	- 71.4%	23	9	- 60.9%

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

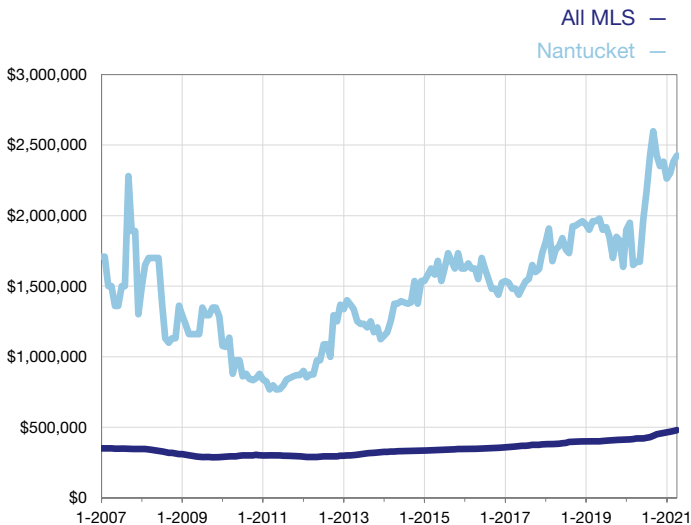
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$740,000</b>	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	94	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.3%	--
New Listings	1	0	- 100.0%	1	2	+ 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

