

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	13	12	- 7.7%
Closed Sales	1	2	+ 100.0%	8	11	+ 37.5%
Median Sales Price*	\$400,000	<b>\$782,500</b>	+ 95.6%	\$643,750	<b>\$790,000</b>	+ 22.7%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	6.7	<b>0.7</b>	- 89.6%	--	--	--
Cumulative Days on Market Until Sale	148	<b>224</b>	+ 51.4%	67	<b>140</b>	+ 109.0%
Percent of Original List Price Received*	100.0%	<b>96.0%</b>	- 4.0%	93.6%	<b>97.5%</b>	+ 4.2%
New Listings	4	4	0.0%	24	12	- 50.0%

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

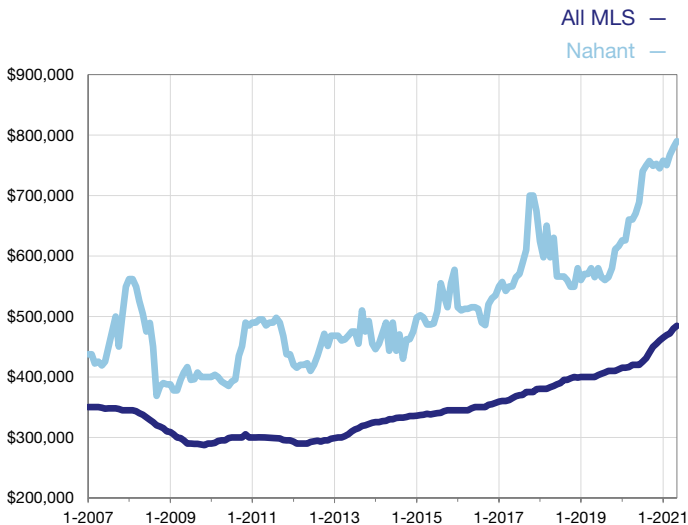
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	1	0	- 100.0%	1	3	+ 200.0%

\* 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

