

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	7	12	+ 71.4%
Closed Sales	0	6	--	9	20	+ 122.2%
Median Sales Price*	\$0	\$2,575,000	--	\$1,950,000	\$3,272,500	+ 67.8%
Inventory of Homes for Sale	38	13	- 65.8%	--	--	--
Months Supply of Inventory	8.9	2.0	- 77.5%	--	--	--
Cumulative Days on Market Until Sale	0	94	--	64	152	+ 137.5%
Percent of Original List Price Received*	0.0%	94.8%	--	88.7%	92.5%	+ 4.3%
New Listings	13	6	- 53.8%	36	15	- 58.3%

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

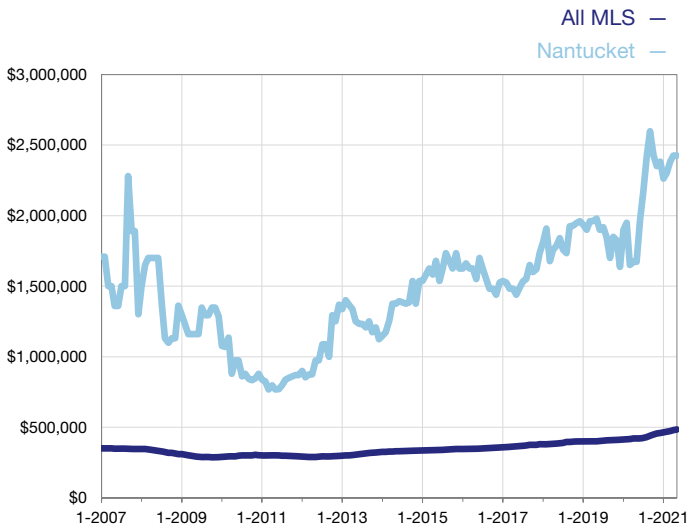
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$740,000	--
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	0	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

