

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	26	25	- 3.8%
Closed Sales	3	2	- 33.3%	28	25	- 10.7%
Median Sales Price*	\$615,000	\$947,500	+ 54.1%	\$805,000	\$950,000	+ 18.0%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	99	36	- 63.6%
Percent of Original List Price Received*	105.2%	100.4%	- 4.6%	96.3%	98.0%	+ 1.8%
New Listings	0	1	--	31	48	+ 54.8%

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

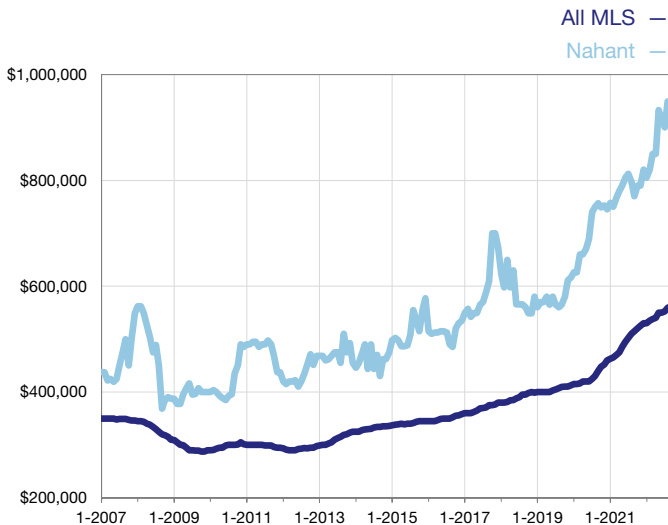
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$450,000	\$363,000	- 19.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	39	15	- 61.5%
Percent of Original List Price Received*	0.0%	0.0%	--	103.2%	104.4%	+ 1.2%
New Listings	0	0	--	6	6	0.0%

* 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

