

# Local Market Update – November 2022

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## Nantucket

### Single-Family Properties

| Key Metrics                              | November    |                    |          | Year to Date |                    |         |
|--|-------------|--------------------|----------|--------------|--------------------|---------|
|  | 2021        | 2022               | + / -    | 2021         | 2022               | + / -   |
| Pending Sales                            | 3           | 1                  | - 66.7%  | 37           | 18                 | - 51.4% |
| Closed Sales                             | 4           | 1                  | - 75.0%  | 40           | 22                 | - 45.0% |
| Median Sales Price*                      | \$3,027,500 | <b>\$2,400,000</b> | - 20.7%  | \$2,850,000  | <b>\$3,350,000</b> | + 17.5% |
| Inventory of Homes for Sale              | 8           | 11                 | + 37.5%  | --           | --                 | --      |
| Months Supply of Inventory               | 2.3         | 5.0                | + 117.4% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 80          | 15                 | - 81.3%  | 108          | 83                 | - 23.1% |
| Percent of Original List Price Received* | 94.2%       | <b>92.5%</b>       | - 1.8%   | 93.6%        | <b>94.2%</b>       | + 0.6%  |
| New Listings                             | 3           | 4                  | + 33.3%  | 43           | 36                 | - 16.3% |

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

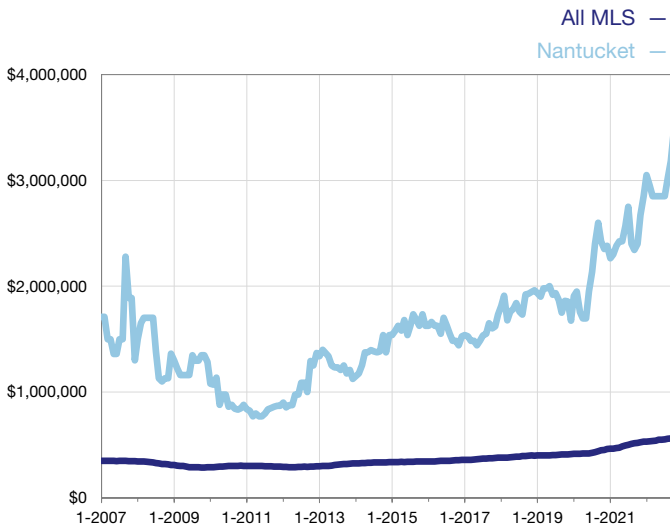
### Condominium Properties

| Key Metrics                              | November |             |          | Year to Date |                    |          |
|--|----------|-------------|----------|--------------|--------------------|----------|
|  | 2021     | 2022        | + / -    | 2021         | 2022               | + / -    |
| Pending Sales                            | 1        | 0           | - 100.0% | 4            | 0                  | - 100.0% |
| Closed Sales                             | 0        | 0           | --       | 2            | 1                  | - 50.0%  |
| Median Sales Price*                      | \$0      | <b>\$0</b>  | --       | \$796,000    | <b>\$1,545,000</b> | + 94.1%  |
| Inventory of Homes for Sale              | 0        | 0           | --       | --           | --                 | --       |
| Months Supply of Inventory               | 0.0      | 0.0         | --       | --           | --                 | --       |
| Cumulative Days on Market Until Sale     | 0        | 0           | --       | 118          | 104                | - 11.9%  |
| Percent of Original List Price Received* | 0.0%     | <b>0.0%</b> | --       | 90.8%        | <b>100.0%</b>      | + 10.1%  |
| New Listings                             | 0        | 0           | --       | 4            | 1                  | - 75.0%  |

\* 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

