

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-------|-----------|----------|--------------|-----------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 3 | 6 | + 100.0% | 4 | 10 | + 150.0% |
| Closed Sales | 0 | 5 | -- | 1 | 5 | + 400.0% |
| Median Sales Price* | \$0 | \$925,000 | -- | \$1,257,000 | \$925,000 | - 26.4% |
| Inventory of Homes for Sale | 6 | 5 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.6 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 60 | -- | 68 | 60 | - 11.8% |
| Percent of Original List Price Received* | 0.0% | 92.7% | -- | 91.4% | 92.7% | + 1.4% |
| New Listings | 8 | 4 | - 50.0% | 9 | 10 | + 11.1% |

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

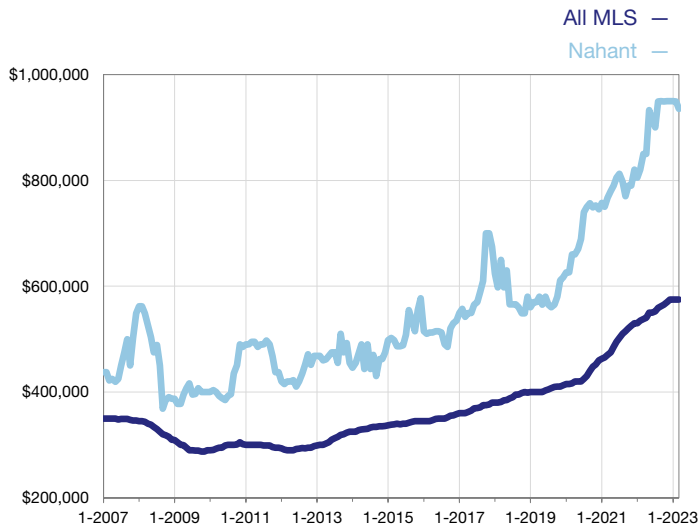
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-------|------|----------|--------------|-----------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Closed Sales | 0 | 0 | -- | 0 | 2 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$331,500 | -- |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 85 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 92.0% | -- |
| New Listings | 0 | 0 | -- | 2 | 0 | - 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

