

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	8	12	+ 50.0%
Closed Sales	2	3	+ 50.0%	3	8	+ 166.7%
Median Sales Price*	\$695,000	<b>\$760,000</b>	+ 9.4%	\$1,060,000	<b>\$845,000</b>	- 20.3%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	16	41	+ 156.3%	33	53	+ 60.6%
Percent of Original List Price Received*	103.1%	<b>91.2%</b>	- 11.5%	99.2%	<b>92.1%</b>	- 7.2%
New Listings	5	7	+ 40.0%	14	17	+ 21.4%

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

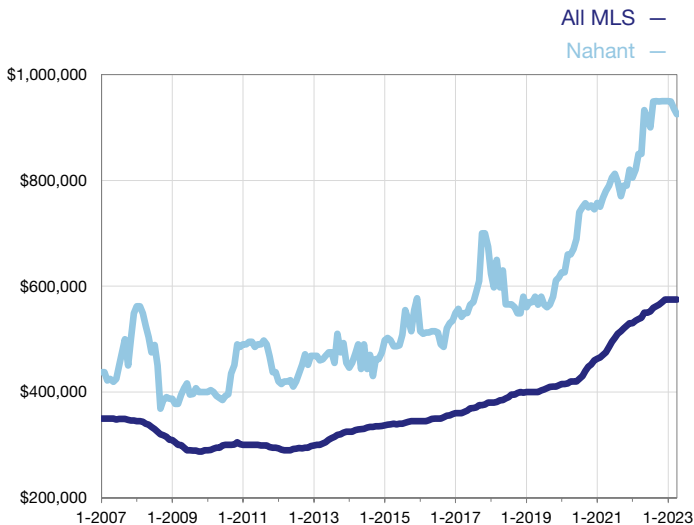
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$331,500</b>	--
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%	<b>0.0%</b>	--	0.0%	<b>92.0%</b>	--
New Listings	1	0	- 100.0%	3	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

