

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	5	+ 400.0%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$1,982,500	\$0	- 100.0%	\$2,307,500	\$1,995,000	- 13.5%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	4.0	6.5	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	96	0	- 100.0%	171	150	- 12.3%
Percent of Original List Price Received*	96.3%	0.0%	- 100.0%	94.4%	94.2%	- 0.2%
New Listings	6	3	- 50.0%	13	12	- 7.7%

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

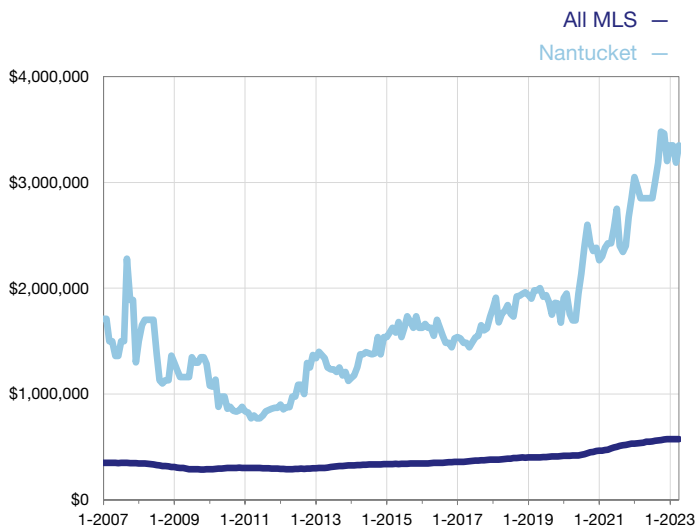
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	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

