

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	10	17	+ 70.0%
Closed Sales	4	1	- 75.0%	7	9	+ 28.6%
Median Sales Price*	\$1,175,000	\$840,000	- 28.5%	\$1,060,000	\$840,000	- 20.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	12	- 14.3%	22	48	+ 118.2%
Percent of Original List Price Received*	107.1%	98.8%	- 7.7%	103.7%	92.9%	- 10.4%
New Listings	5	9	+ 80.0%	18	25	+ 38.9%

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

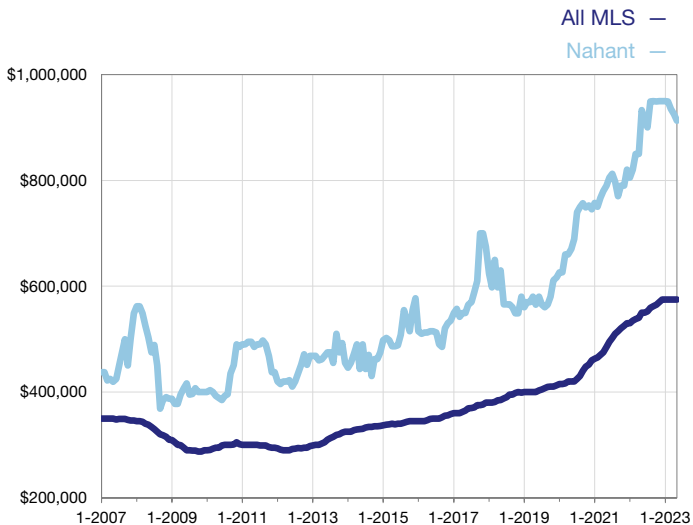
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$363,000	\$0	- 100.0%	\$363,000	\$331,500	- 8.7%
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	15	0	- 100.0%	15	85	+ 466.7%
Percent of Original List Price Received*	104.4%	0.0%	- 100.0%	104.4%	92.0%	- 11.9%
New Listings	0	1	--	3	1	- 66.7%

* 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

