

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$4,895,000	<b>\$4,144,400</b>	- 15.3%	\$2,865,000	<b>\$3,188,800</b>	+ 11.3%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	3.4	10.5	+ 208.8%	--	--	--
Cumulative Days on Market Until Sale	428	104	- 75.7%	222	131	- 41.0%
Percent of Original List Price Received*	92.4%	91.8%	- 0.6%	94.0%	93.2%	- 0.9%
New Listings	6	9	+ 50.0%	19	21	+ 10.5%

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

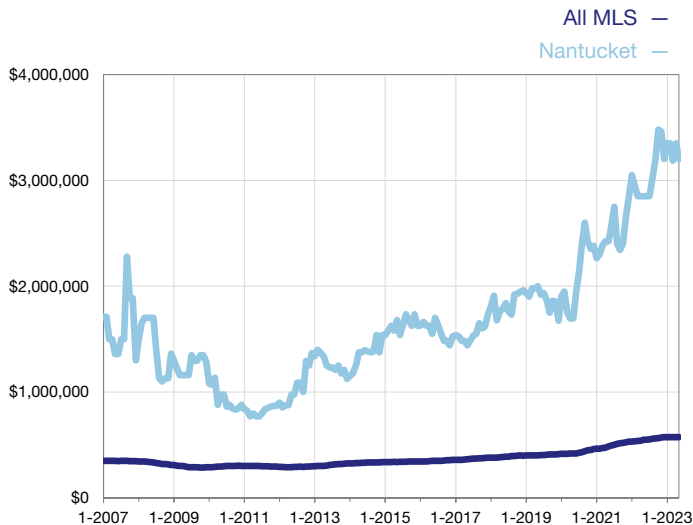
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$1,545,000	<b>\$0</b>	- 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

