

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	12	24	+ 100.0%
Closed Sales	3	5	+ 66.7%	10	14	+ 40.0%
Median Sales Price*	\$948,000	\$955,000	+ 0.7%	\$995,000	\$880,000	- 11.6%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	5.9	2.4	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	61	24	- 60.7%	34	40	+ 17.6%
Percent of Original List Price Received*	100.3%	97.9%	- 2.4%	102.7%	94.7%	- 7.8%
New Listings	6	4	- 33.3%	24	29	+ 20.8%

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

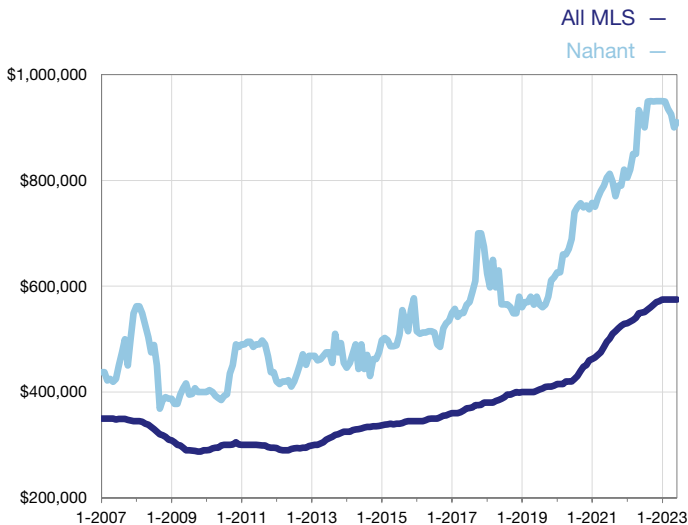
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$405,000	--	\$363,000	\$358,000	- 1.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	15	59	+ 293.3%
Percent of Original List Price Received*	0.0%	112.8%	--	104.4%	98.9%	- 5.3%
New Listings	0	1	--	3	2	- 33.3%

* 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

