

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	11	12	+ 9.1%
Closed Sales	5	1	- 80.0%	10	6	- 40.0%
Median Sales Price*	\$3,500,000	<b>\$38,127,000</b>	+ 989.3%	\$3,182,500	<b>\$4,044,400</b>	+ 27.1%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	2.9	10.5	+ 262.1%	--	--	--
Cumulative Days on Market Until Sale	45	358	+ 695.6%	134	169	+ 26.1%
Percent of Original List Price Received*	96.1%	68.1%	- 29.1%	95.0%	89.1%	- 6.2%
New Listings	4	4	0.0%	23	25	+ 8.7%

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

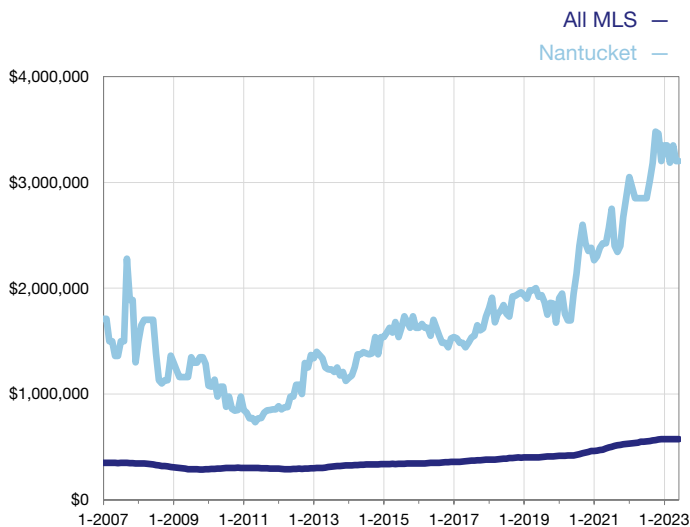
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
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	1	0	- 100.0%	1	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

