

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	18	25	+ 38.9%
Closed Sales	2	4	+ 100.0%	12	18	+ 50.0%
Median Sales Price*	\$1,750,000	\$1,226,500	- 29.9%	\$995,000	\$930,076	- 6.5%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	5.2	2.8	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	32	38	+ 18.8%
Percent of Original List Price Received*	90.3%	102.3%	+ 13.3%	100.6%	96.4%	- 4.2%
New Listings	8	2	- 75.0%	32	31	- 3.1%

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

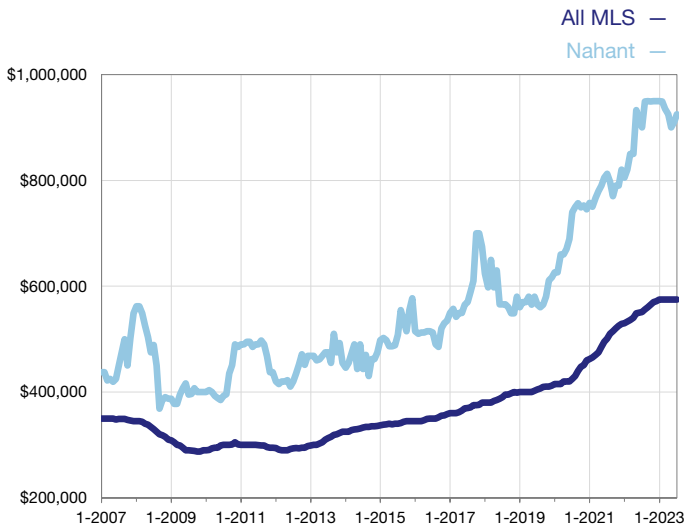
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	15	59	+ 293.3%
Percent of Original List Price Received*	0.0%	0.0%	--	104.4%	98.9%	- 5.3%
New Listings	0	0	--	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

