

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	13	16	+ 23.1%
Closed Sales	4	3	- 25.0%	14	9	- 35.7%
Median Sales Price*	\$3,182,083	<b>\$9,400,000</b>	+ 195.4%	\$3,182,083	<b>\$4,900,000</b>	+ 54.0%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	3.7	8.6	+ 132.4%	--	--	--
Cumulative Days on Market Until Sale	55	63	+ 14.5%	111	134	+ 20.7%
Percent of Original List Price Received*	91.1%	96.8%	+ 6.3%	93.9%	91.6%	- 2.4%
New Listings	3	4	+ 33.3%	26	29	+ 11.5%

\* 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	--	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	0	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

