

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	22	24	+ 9.1%
Closed Sales	4	4	0.0%	16	22	+ 37.5%
Median Sales Price*	\$1,344,950	\$1,129,500	- 16.0%	\$995,000	\$945,076	- 5.0%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	4.1	4.7	+ 14.6%	--	--	--
Cumulative Days on Market Until Sale	43	94	+ 118.6%	35	48	+ 37.1%
Percent of Original List Price Received*	90.1%	91.6%	+ 1.7%	98.0%	95.5%	- 2.6%
New Listings	2	5	+ 150.0%	34	36	+ 5.9%

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

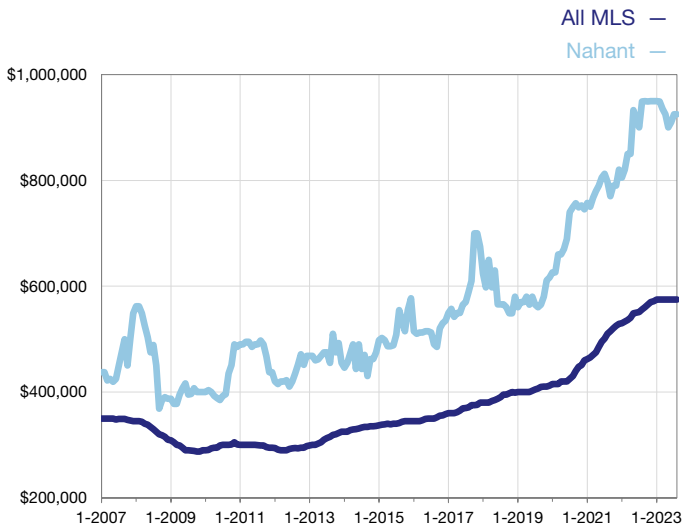
Condominium Properties

Key Metrics	August			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	0	0	--	--	--	--
Months Supply of Inventory	0.0	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

