

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	15	19	+ 26.7%
Closed Sales	1	2	+ 100.0%	15	11	- 26.7%
Median Sales Price*	\$5,450,000	\$3,237,500	- 40.6%	\$3,200,000	\$3,725,000	+ 16.4%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	4.0	10.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	11	28	+ 154.5%	104	115	+ 10.6%
Percent of Original List Price Received*	100.0%	95.8%	- 4.2%	94.3%	92.4%	- 2.0%
New Listings	2	8	+ 300.0%	28	37	+ 32.1%

* 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	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 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

