

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	24	26	+ 8.3%
Closed Sales	7	2	- 71.4%	23	24	+ 4.3%
Median Sales Price*	\$925,000	\$662,500	- 28.4%	\$950,000	\$930,076	- 2.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	5.7	3.7	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	37	46	+ 24.3%
Percent of Original List Price Received*	97.4%	96.4%	- 1.0%	97.8%	95.6%	- 2.2%
New Listings	8	2	- 75.0%	42	38	- 9.5%

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

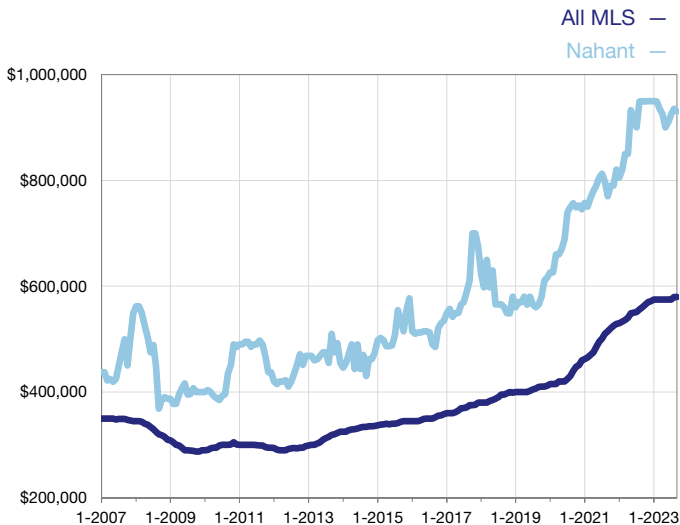
Condominium Properties

Key Metrics	September			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	1	1	0.0%	4	3	- 25.0%

* 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

