

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	16	22	+ 37.5%
Closed Sales	4	4	0.0%	19	15	- 21.1%
Median Sales Price*	\$8,725,000	\$2,925,000	- 66.5%	\$3,500,000	\$3,250,000	- 7.1%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	3.7	10.0	+ 170.3%	--	--	--
Cumulative Days on Market Until Sale	44	61	+ 38.6%	92	100	+ 8.7%
Percent of Original List Price Received*	92.2%	99.3%	+ 7.7%	93.8%	94.2%	+ 0.4%
New Listings	2	8	+ 300.0%	30	45	+ 50.0%

* 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	--	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	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
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

