

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	24	29	+ 20.8%
Closed Sales	0	2	--	23	26	+ 13.0%
Median Sales Price*	\$0	\$1,725,000	--	\$950,000	\$945,076	- 0.5%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	4.5	2.3	- 48.9%	--	--	--
Cumulative Days on Market Until Sale	0	75	--	37	49	+ 32.4%
Percent of Original List Price Received*	0.0%	93.7%	--	97.8%	95.4%	- 2.5%
New Listings	0	1	--	42	39	- 7.1%

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

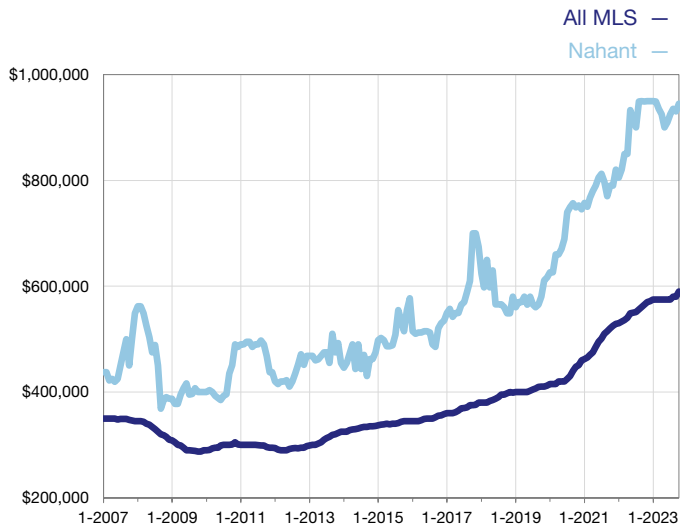
### Condominium Properties

Key Metrics	October			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	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
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	2	+ 100.0%	5	5	0.0%

\* 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

