

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	17	27	+ 58.8%
Closed Sales	2	4	+ 100.0%	21	19	- 9.5%
Median Sales Price*	\$3,825,000	\$3,637,500	- 4.9%	\$3,500,000	\$3,250,000	- 7.1%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	3.7	6.9	+ 86.5%	--	--	--
Cumulative Days on Market Until Sale	43	80	+ 86.0%	87	96	+ 10.3%
Percent of Original List Price Received*	98.2%	92.2%	- 6.1%	94.3%	93.8%	- 0.5%
New Listings	1	3	+ 200.0%	31	48	+ 54.8%

* 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	--	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

