

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	25	30	+ 20.0%
Closed Sales	2	2	0.0%	25	28	+ 12.0%
Median Sales Price*	\$947,500	<b>\$730,000</b>	- 23.0%	\$950,000	<b>\$930,076</b>	- 2.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	27	106	+ 292.6%	36	53	+ 47.2%
Percent of Original List Price Received*	100.4%	92.1%	- 8.3%	98.0%	95.2%	- 2.9%
New Listings	1	2	+ 100.0%	43	41	- 4.7%

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

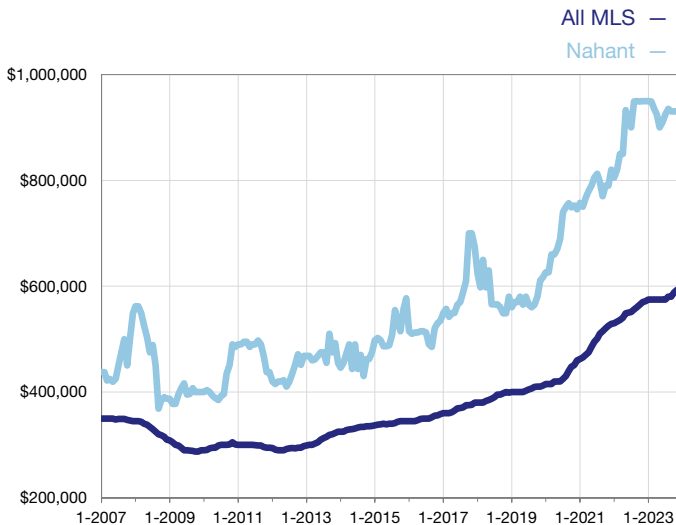
### Condominium Properties

Key Metrics	November			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	<b>\$0</b>	--	\$363,000	<b>\$358,000</b>	- 1.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	2.0	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	0	0	--	5	4	- 20.0%

\* 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

