

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	18	29	+ 61.1%
Closed Sales	1	2	+ 100.0%	22	23	+ 4.5%
Median Sales Price*	\$2,400,000	<b>\$2,897,500</b>	+ 20.7%	\$3,350,000	<b>\$3,188,800</b>	- 4.8%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	5.4	6.7	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	15	65	+ 333.3%	84	87	+ 3.6%
Percent of Original List Price Received*	92.5%	95.6%	+ 3.4%	94.2%	93.8%	- 0.4%
New Listings	5	3	- 40.0%	36	52	+ 44.4%

\* 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	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$1,545,000	<b>\$0</b>	- 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

