

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	25	30	+ 20.0%
Closed Sales	0	0	--	25	28	+ 12.0%
Median Sales Price*	\$0	\$0	--	\$950,000	\$930,076	- 2.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	36	53	+ 47.2%
Percent of Original List Price Received*	0.0%	0.0%	--	98.0%	95.2%	- 2.9%
New Listings	0	0	--	43	41	- 4.7%

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

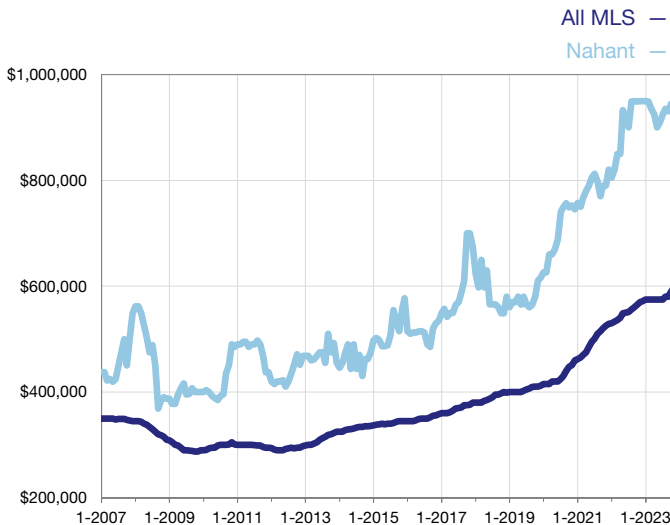
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$363,000	\$358,000	- 1.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	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

