

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	19	32	+ 68.4%
Closed Sales	3	2	- 33.3%	25	25	0.0%
Median Sales Price*	\$3,175,000	<b>\$4,022,500</b>	+ 26.7%	\$3,200,000	<b>\$3,188,800</b>	- 0.3%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	4.3	3.8	- 11.6%	--	--	--
Cumulative Days on Market Until Sale	121	119	- 1.7%	88	89	+ 1.1%
Percent of Original List Price Received*	85.3%	<b>84.5%</b>	- 0.9%	93.1%	<b>93.0%</b>	- 0.1%
New Listings	0	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	December			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%	<b>0.0%</b>	--	100.0%	<b>0.0%</b>	- 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

