

# Nahant

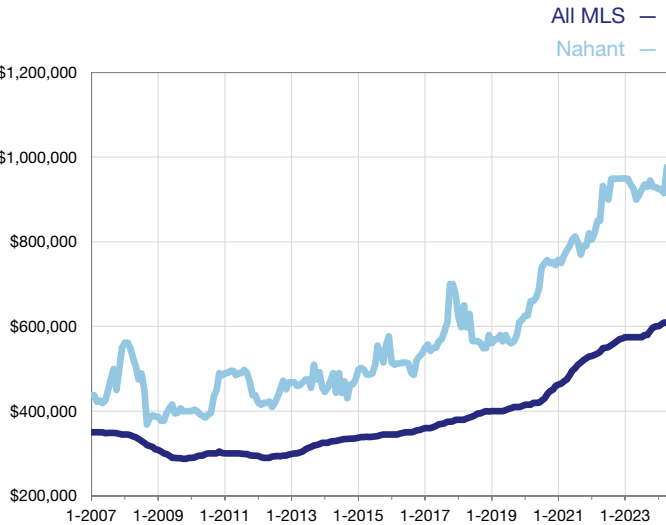
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	11	9	- 18.2%
Closed Sales	3	2	- 33.3%	8	6	- 25.0%
Median Sales Price*	\$760,000	\$1,475,000	+ 94.1%	\$845,000	\$837,500	- 0.9%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	3.6	5.6	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	41	84	+ 104.9%	53	54	+ 1.9%
Percent of Original List Price Received*	91.2%	97.0%	+ 6.4%	92.1%	97.7%	+ 6.1%
New Listings	6	10	+ 66.7%	16	21	+ 31.3%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$331,500	\$449,000	+ 35.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	85	15	- 82.4%
Percent of Original List Price Received*	0.0%	0.0%	--	92.0%	100.0%	+ 8.7%
New Listings	0	1	--	0	3	--

\* 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

