

Nahant

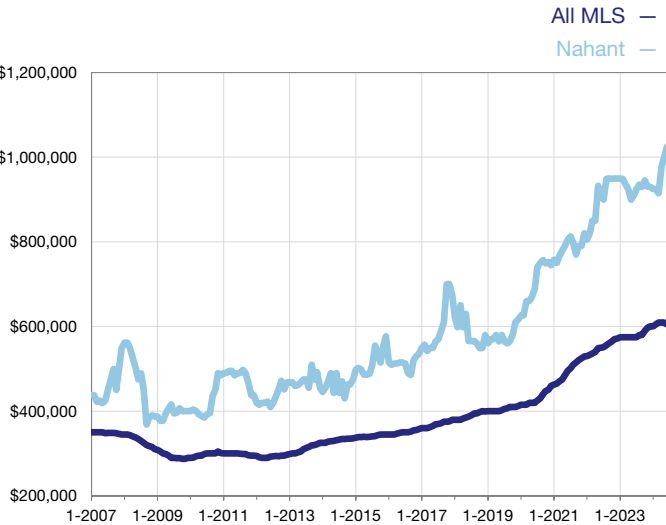
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	22	17	- 22.7%
Closed Sales	5	4	- 20.0%	14	11	- 21.4%
Median Sales Price*	\$955,000	\$1,246,250	+ 30.5%	\$880,000	\$1,142,500	+ 29.8%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	3.1	6.0	+ 93.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	40	43	+ 7.5%
Percent of Original List Price Received*	97.9%	100.5%	+ 2.7%	94.7%	97.8%	+ 3.3%
New Listings	4	4	0.0%	29	33	+ 13.8%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$405,000	\$330,000	- 18.5%	\$358,000	\$389,500	+ 8.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	7	32	+ 357.1%	59	24	- 59.3%
Percent of Original List Price Received*	112.8%	94.3%	- 16.4%	98.9%	97.1%	- 1.8%
New Listings	1	0	- 100.0%	2	3	+ 50.0%

* 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

