

Nahant

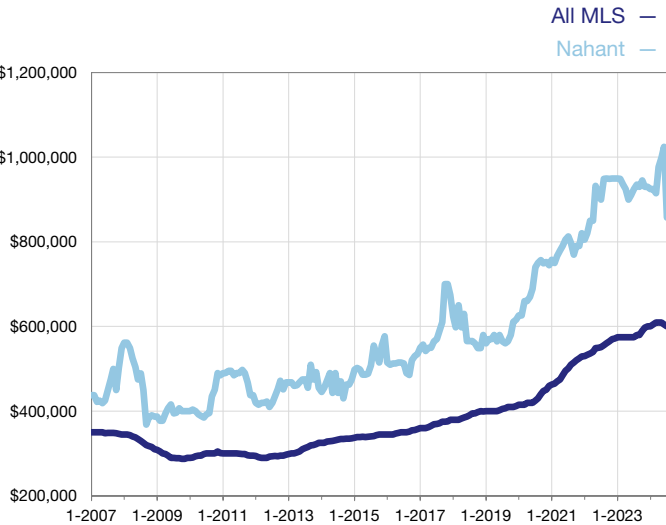
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	22	19	- 13.6%
Closed Sales	4	4	0.0%	18	15	- 16.7%
Median Sales Price*	\$1,226,500	\$822,500	- 32.9%	\$930,076	\$970,000	+ 4.3%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	4.0	6.2	+ 55.0%	--	--	--
Cumulative Days on Market Until Sale	32	44	+ 37.5%	38	43	+ 13.2%
Percent of Original List Price Received*	102.3%	97.0%	- 5.2%	96.4%	97.6%	+ 1.2%
New Listings	2	3	+ 50.0%	31	36	+ 16.1%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$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	0	0	--	59	24	- 59.3%
Percent of Original List Price Received*	0.0%	0.0%	--	98.9%	97.1%	- 1.8%
New Listings	0	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

