

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	23	25	+ 8.7%
Closed Sales	4	3	- 25.0%	22	18	- 18.2%
Median Sales Price*	\$1,129,500	\$1,075,000	- 4.8%	\$945,076	\$1,022,500	+ 8.2%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	5.5	4.2	- 23.6%	--	--	--
Cumulative Days on Market Until Sale	94	109	+ 16.0%	48	54	+ 12.5%
Percent of Original List Price Received*	91.6%	83.0%	- 9.4%	95.5%	95.1%	- 0.4%
New Listings	5	5	0.0%	36	41	+ 13.9%

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

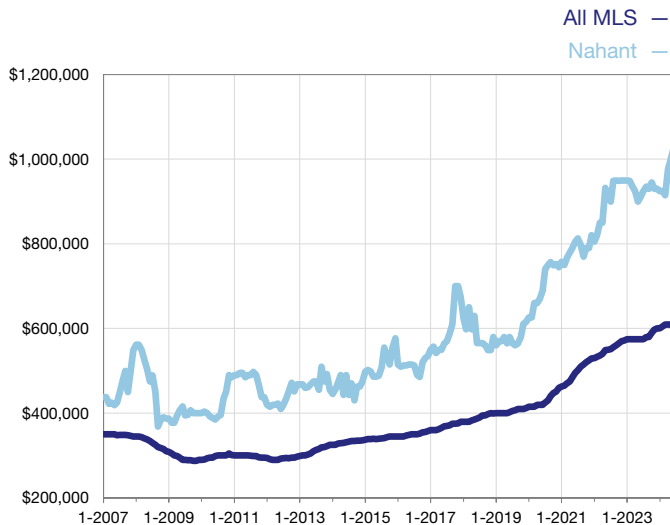
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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

