

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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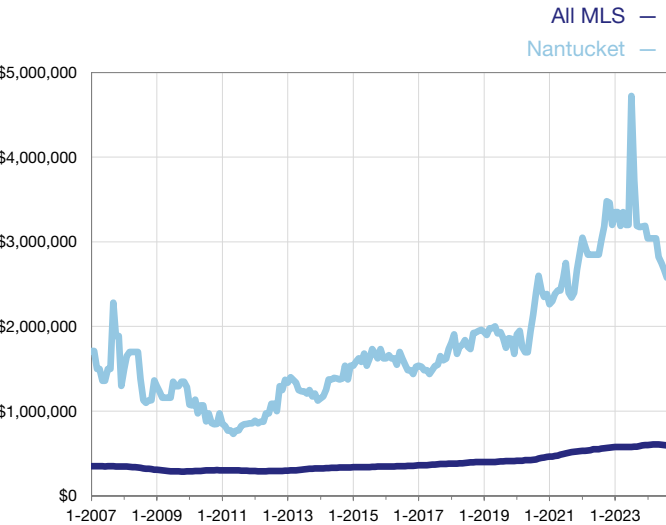
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	4	+ 33.3%	19	18	- 5.3%
Closed Sales				2	1	- 50.0%	11	17	+ 54.5%
Median Sales Price*				\$3,237,500	\$2,125,000	- 34.4%	\$3,725,000	\$2,300,000	- 38.3%
Inventory of Homes for Sale				24	29	+ 20.8%	--	--	--
Months Supply of Inventory				10.4	9.4	- 9.6%	--	--	--
Cumulative Days on Market Until Sale				28	134	+ 378.6%	103	119	+ 15.5%
Percent of Original List Price Received*				95.8%	97.7%	+ 2.0%	92.4%	92.3%	- 0.1%
New Listings				8	5	- 37.5%	37	50	+ 35.1%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	1	--
Closed Sales				0	0	--	0	1	--
Median Sales Price*				\$0	\$0	--	\$0	\$660,000	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	9	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	90.5%	--
New Listings				0	0	--	0	1	--

* 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

