

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

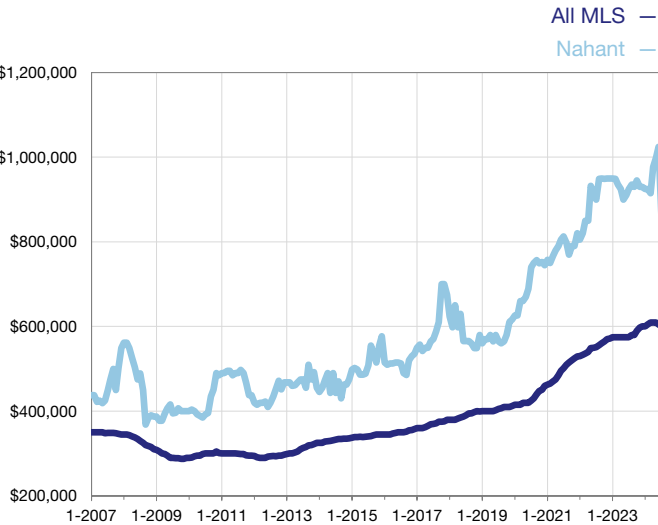
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	25	23	- 8.0%
Closed Sales	2	5	+ 150.0%	24	23	- 4.2%
Median Sales Price*	\$662,500	\$904,000	+ 36.5%	\$930,076	\$970,000	+ 4.3%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	4.8	7.4	+ 54.2%	--	--	--
Cumulative Days on Market Until Sale	28	76	+ 171.4%	46	59	+ 28.3%
Percent of Original List Price Received*	96.4%	91.7%	- 4.9%	95.6%	94.4%	- 1.3%
New Listings	2	9	+ 350.0%	38	49	+ 28.9%

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

Condominium Properties	September			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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	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	1	0	- 100.0%	3	3	0.0%

* 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

