

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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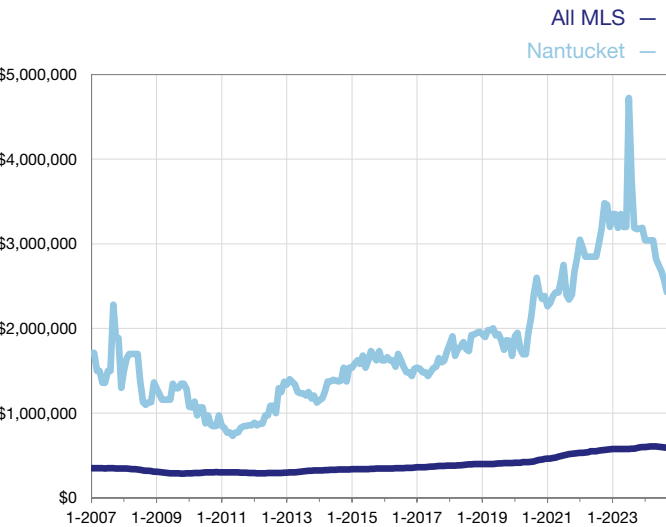
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	22	24	+ 9.1%
Closed Sales	4	5	+ 25.0%	15	22	+ 46.7%
Median Sales Price*	\$2,925,000	\$3,400,000	+ 16.2%	\$3,250,000	\$2,587,000	- 20.4%
Inventory of Homes for Sale	29	23	- 20.7%	--	--	--
Months Supply of Inventory	11.6	6.8	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	61	104	+ 70.5%	92	116	+ 26.1%
Percent of Original List Price Received*	99.3%	90.8%	- 8.6%	94.2%	91.9%	- 2.4%
New Listings	8	4	- 50.0%	45	54	+ 20.0%

* 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	--	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

