

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

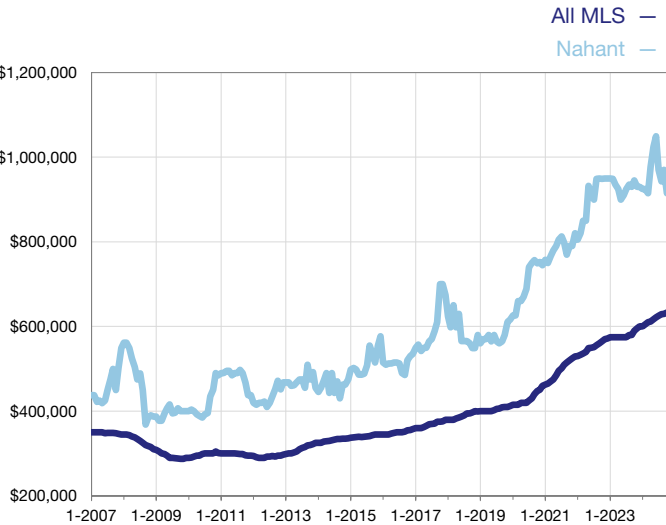
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	28	30	+ 7.1%
Closed Sales	2	2	0.0%	26	25	- 3.8%
Median Sales Price*	\$1,725,000	\$999,500	- 42.1%	\$945,076	\$970,000	+ 2.6%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	75	112	+ 49.3%	49	63	+ 28.6%
Percent of Original List Price Received*	93.7%	89.6%	- 4.4%	95.4%	94.0%	- 1.5%
New Listings	1	2	+ 100.0%	39	51	+ 30.8%

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

Condominium Properties	October			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	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	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%	4	3	- 25.0%

\* 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

