

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nahant

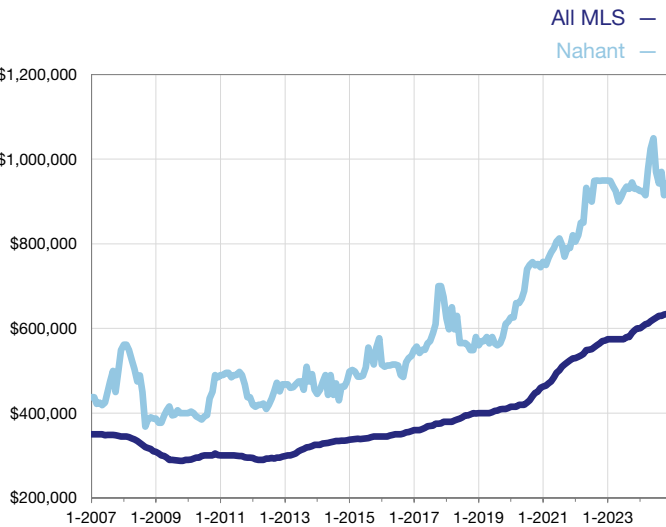
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	29	34	+ 17.2%
Closed Sales	2	4	+ 100.0%	28	29	+ 3.6%
Median Sales Price*	\$730,000	\$774,500	+ 6.1%	\$930,076	\$915,000	- 1.6%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--
Cumulative Days on Market Until Sale	106	36	- 66.0%	53	59	+ 11.3%
Percent of Original List Price Received*	92.1%	96.4%	+ 4.7%	95.2%	94.3%	- 0.9%
New Listings	2	4	+ 100.0%	41	55	+ 34.1%

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

Condominium Properties	November			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	0	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

