

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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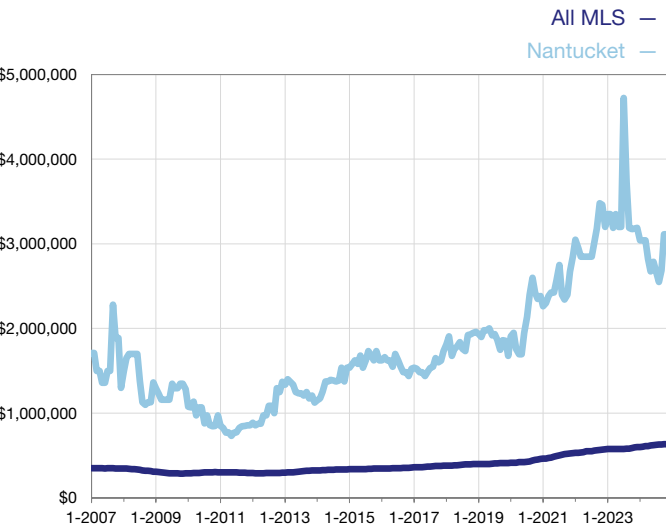
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	2	- 50.0%	29	31	+ 6.9%
Closed Sales				2	3	+ 50.0%	23	31	+ 34.8%
Median Sales Price*				\$2,897,500	\$16,300,000	+ 462.6%	\$3,188,800	\$3,200,000	+ 0.4%
Inventory of Homes for Sale				20	17	- 15.0%	--	--	--
Months Supply of Inventory				6.7	5.0	- 25.4%	--	--	--
Cumulative Days on Market Until Sale				65	133	+ 104.6%	81	110	+ 35.8%
Percent of Original List Price Received*				95.6%	91.6%	- 4.2%	93.8%	92.7%	- 1.2%
New Listings				3	1	- 66.7%	51	59	+ 15.7%

* 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		
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

