

# Nahant

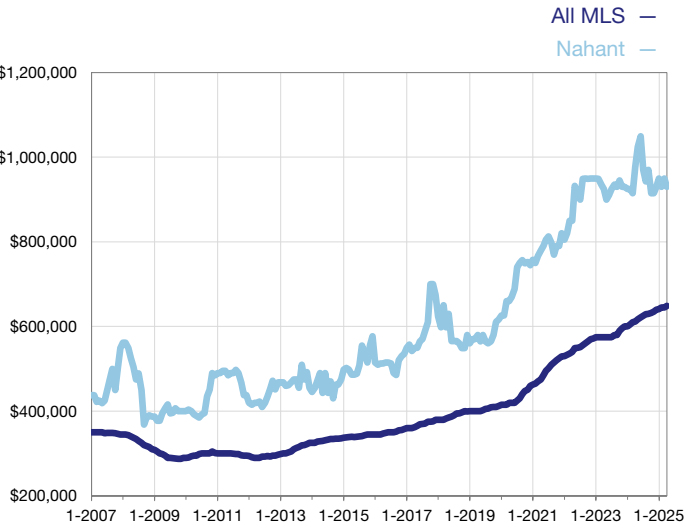
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	4	--	7	13	+ 85.7%
Closed Sales	2	1	- 50.0%	6	8	+ 33.3%
Median Sales Price*	\$1,475,000	\$585,000	- 60.3%	\$837,500	\$856,500	+ 2.3%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	6.1	4.0	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	84	146	+ 73.8%	54	120	+ 122.2%
Percent of Original List Price Received*	97.0%	90.1%	- 7.1%	97.7%	93.2%	- 4.6%
New Listings	10	12	+ 20.0%	20	23	+ 15.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$449,000	\$0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	15	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	1	2	+ 100.0%	3	4	+ 33.3%

\* 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

