

# Nahant

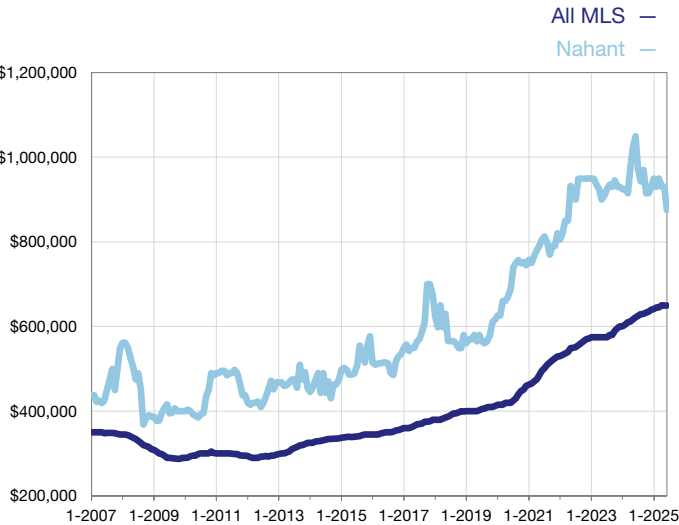
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	14	22	+ 57.1%
Closed Sales	4	6	+ 50.0%	11	21	+ 90.9%
Median Sales Price*	\$1,246,250	\$783,500	- 37.1%	\$1,142,500	\$850,000	- 25.6%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	8.1	3.8	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	43	64	+ 48.8%
Percent of Original List Price Received*	100.5%	101.3%	+ 0.8%	97.8%	98.2%	+ 0.4%
New Listings	4	4	0.0%	33	35	+ 6.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$330,000	\$0	- 100.0%	\$389,500	\$579,900	+ 48.9%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	24	25	+ 4.2%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	97.1%	100.0%	+ 3.0%
New Listings	0	2	--	3	9	+ 200.0%

\* 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

