

# Nahant

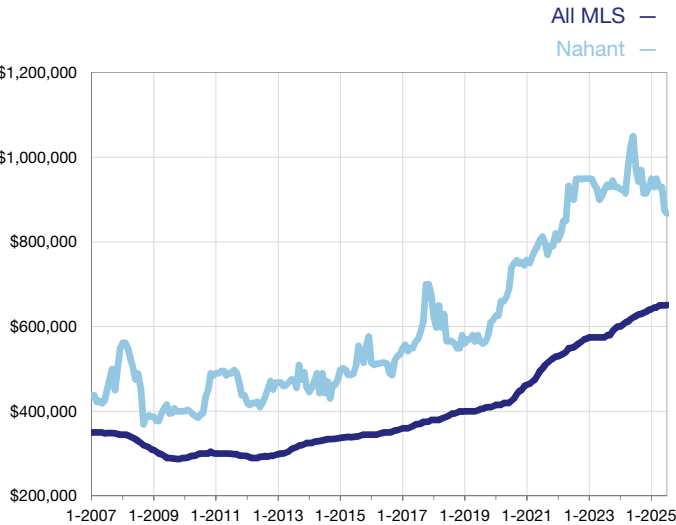
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	18	23	+ 27.8%
Closed Sales	4	1	- 75.0%	15	22	+ 46.7%
Median Sales Price*	\$822,500	\$850,000	+ 3.3%	\$970,000	\$850,000	- 12.4%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	6.8	4.4	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	44	20	- 54.5%	43	62	+ 44.2%
Percent of Original List Price Received*	97.0%	100.0%	+ 3.1%	97.6%	98.3%	+ 0.7%
New Listings	3	7	+ 133.3%	36	41	+ 13.9%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$389,500	\$579,900	+ 48.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	25	+ 4.2%
Percent of Original List Price Received*	0.0%	0.0%	--	97.1%	100.0%	+ 3.0%
New Listings	0	1	--	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

