

# Nantucket

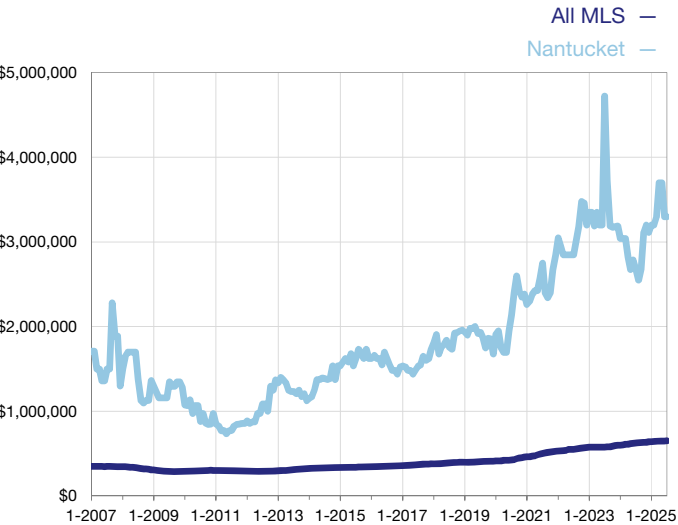
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	15	5	- 66.7%
Closed Sales	3	1	- 66.7%	16	6	- 62.5%
Median Sales Price*	\$2,135,000	\$1,975,000	- 7.5%	\$2,324,500	\$2,372,500	+ 2.1%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	10.6	6.9	- 34.9%	--	--	--
Cumulative Days on Market Until Sale	187	29	- 84.5%	118	149	+ 26.3%
Percent of Original List Price Received*	95.8%	99.5%	+ 3.9%	91.9%	95.7%	+ 4.1%
New Listings	8	3	- 62.5%	45	20	- 55.6%

\* 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	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$660,000	\$0	- 100.0%	\$660,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	9	0	- 100.0%
Percent of Original List Price Received*	90.5%	0.0%	- 100.0%	90.5%	0.0%	- 100.0%
New Listings	0	1	--	1	1	0.0%

\* 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

