

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	3	- 25.0%	36	31	- 13.9%
Closed Sales	6	3	- 50.0%	35	33	- 5.7%
Median Sales Price*	\$1,077,500	\$2,000,000	+ 85.6%	\$930,000	\$850,000	- 8.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	113	292	+ 158.4%	69	78	+ 13.0%
Percent of Original List Price Received*	90.3%	86.8%	- 3.9%	93.7%	97.4%	+ 3.9%
New Listings	0	0	--	55	46	- 16.4%

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

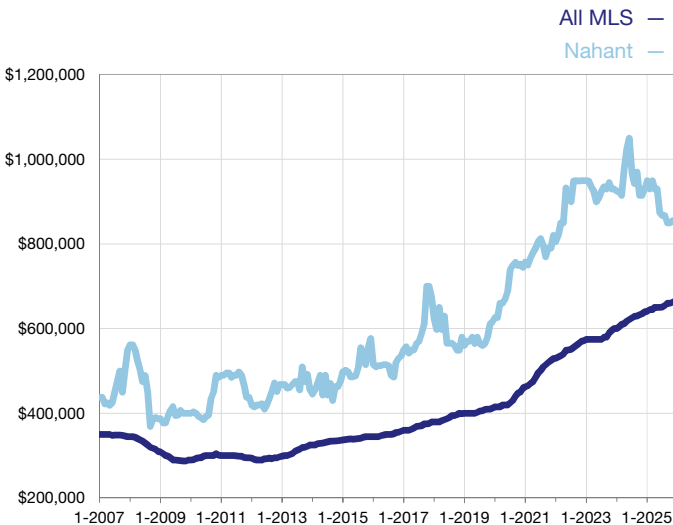
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$389,500	\$699,900	+ 79.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	86	+ 258.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.1%	103.2%	+ 6.3%
New Listings	0	0	--	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

