

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	31	11	- 64.5%
Closed Sales	3	2	- 33.3%	34	14	- 58.8%
Median Sales Price*	\$2,000,000	\$2,434,625	+ 21.7%	\$3,115,000	\$2,397,125	- 23.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.9	5.5	+ 89.7%	--	--	--
Cumulative Days on Market Until Sale	71	389	+ 447.9%	107	164	+ 53.3%
Percent of Original List Price Received*	96.8%	100.4%	+ 3.7%	93.0%	96.2%	+ 3.4%
New Listings	1	1	0.0%	59	29	- 50.8%

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

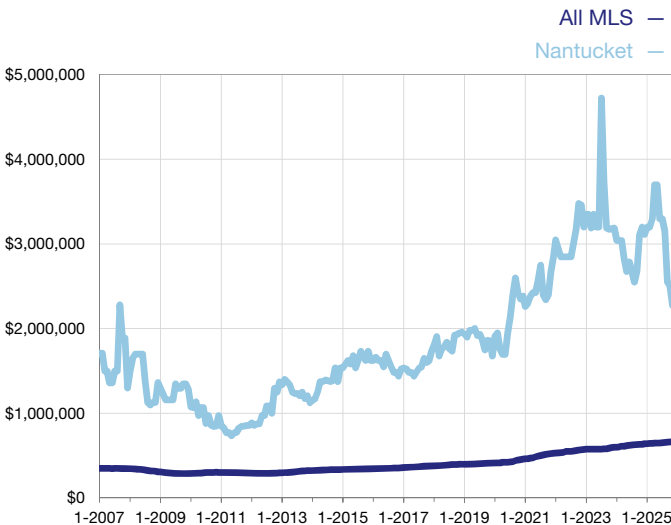
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$660,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	9	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	90.5%	0.0%	- 100.0%
New Listings	0	0	--	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

