

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

| Key Metrics                              | March       |                    |          | Year to Date |                    |         |
|------------------------------------------|-------------|--------------------|----------|--------------|--------------------|---------|
|                                          | 2025        | 2026               | + / -    | 2025         | 2026               | + / -   |
| Pending Sales                            | 0           | 0                  | --       | 2            | 1                  | - 50.0% |
| Closed Sales                             | 2           | 1                  | - 50.0%  | 2            | 1                  | - 50.0% |
| Median Sales Price*                      | \$5,237,500 | <b>\$3,710,000</b> | - 29.2%  | \$5,237,500  | <b>\$3,710,000</b> | - 29.2% |
| Inventory of Homes for Sale              | 11          | 13                 | + 18.2%  | --           | --                 | --      |
| Months Supply of Inventory               | 3.1         | 7.8                | + 151.6% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 159         | 22                 | - 86.2%  | 159          | 22                 | - 86.2% |
| Percent of Original List Price Received* | 87.7%       | <b>102.2%</b>      | + 16.5%  | 87.7%        | <b>102.2%</b>      | + 16.5% |
| New Listings                             | 4           | 0                  | - 100.0% | 6            | 5                  | - 16.7% |

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

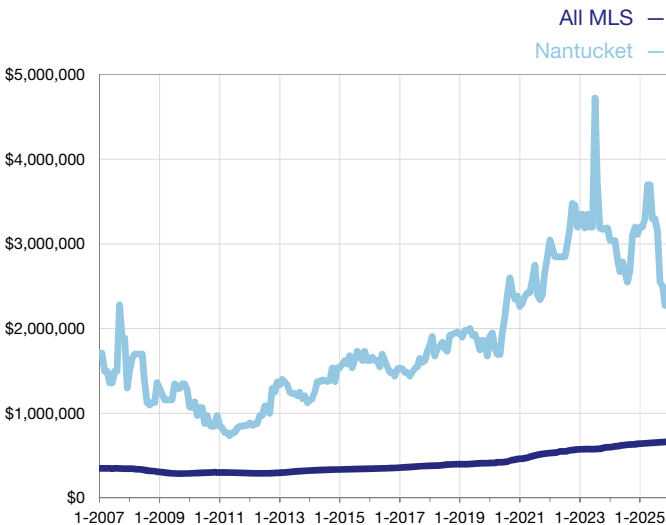
### Condominium Properties

| Key Metrics                              | March |             |       | Year to Date |             |       |
|------------------------------------------|-------|-------------|-------|--------------|-------------|-------|
|                                          | 2025  | 2026        | + / - | 2025         | 2026        | + / - |
| Pending Sales                            | 0     | 0           | --    | 0            | 0           | --    |
| Closed Sales                             | 0     | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0   | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0     | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0   | 0.0         | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0     | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%  | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 0     | 0           | --    | 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

