

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$2,500,000	\$0	- 100.0%	\$3,100,000	\$3,710,000	+ 19.7%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	4.9	8.3	+ 69.4%	--	--	--
Cumulative Days on Market Until Sale	475	0	- 100.0%	264	22	- 91.7%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	90.3%	102.2%	+ 13.2%
New Listings	7	3	- 57.1%	13	8	- 38.5%

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

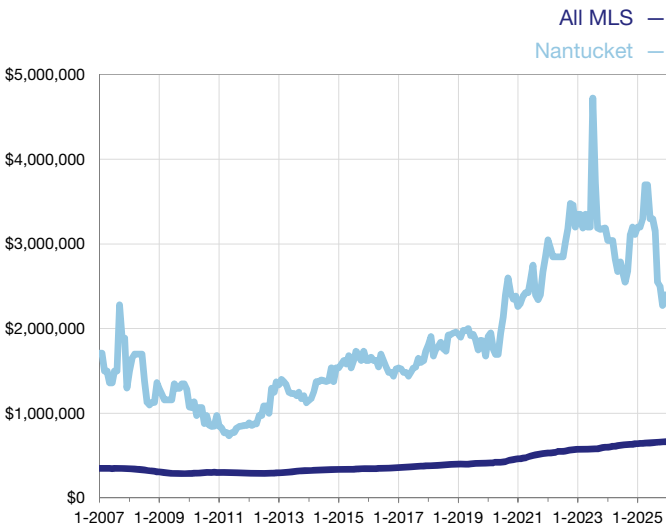
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
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%	0.0%	--	0.0%	0.0%	--
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

