

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	24	16	- 33.3%
Closed Sales	1	3	+ 200.0%	23	14	- 39.1%
Median Sales Price*	\$1,440,000	\$965,000	- 33.0%	\$850,000	\$991,500	+ 16.6%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	5.1	5.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	60	77	+ 28.3%
Percent of Original List Price Received*	92.9%	97.3%	+ 4.7%	98.1%	92.5%	- 5.7%
New Listings	2	2	0.0%	43	29	- 32.6%

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

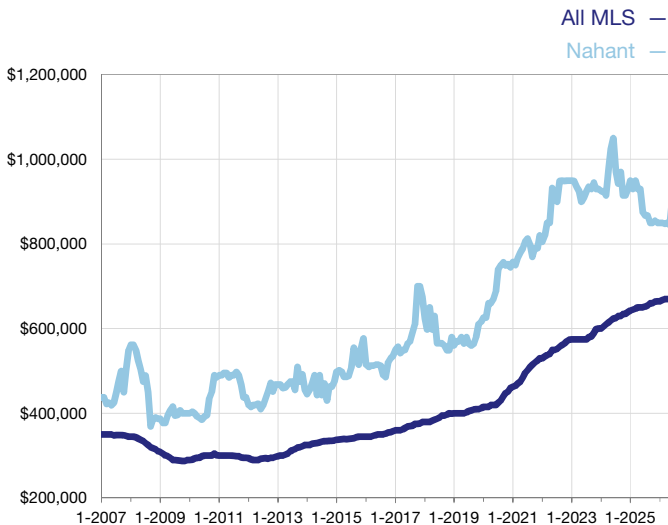
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$770,000	--	\$579,900	\$770,000	+ 32.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	0	2	--	25	2	- 92.0%
Percent of Original List Price Received*	0.0%	100.0%	--	100.0%	100.0%	0.0%
New Listings	0	1	--	9	4	- 55.6%

* 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

