

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket

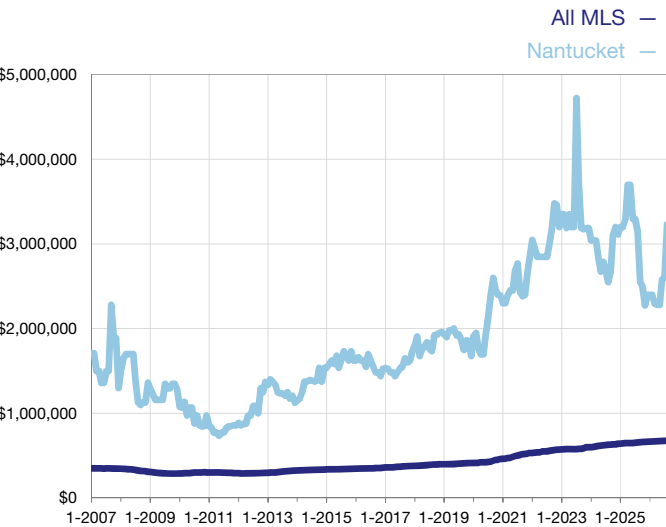
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				3	0	- 100.0%	7	5	- 28.6%
Closed Sales				3	1	- 66.7%	9	5	- 44.4%
Median Sales Price*				\$2,272,500	\$4,200,000	+ 84.8%	\$2,272,500	\$4,200,000	+ 84.8%
Inventory of Homes for Sale				16	13	- 18.8%	--	--	--
Months Supply of Inventory				5.9	7.2	+ 22.0%	--	--	--
Cumulative Days on Market Until Sale				86	56	- 34.9%	128	188	+ 46.9%
Percent of Original List Price Received*				96.5%	101.2%	+ 4.9%	95.9%	98.5%	+ 2.7%
New Listings				1	1	0.0%	21	12	- 42.9%

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

Condominium Properties				August			Year to Date		
Key Metrics				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				1	0	- 100.0%	--	--	--
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	--	1	0	- 100.0%

* 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

