

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nahant

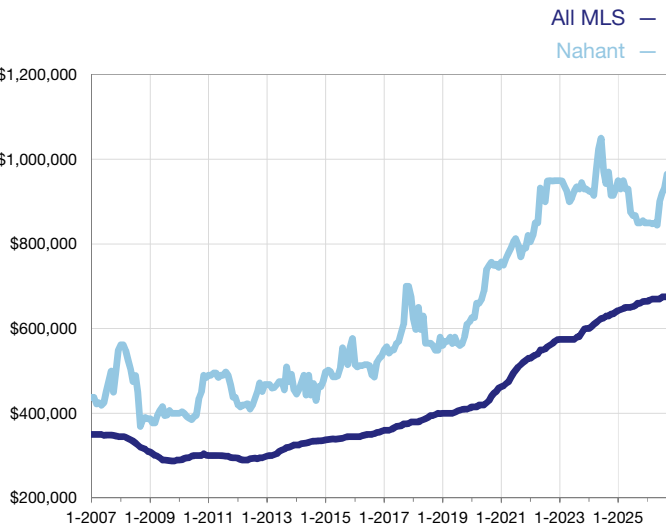
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	27	21	- 22.2%
Closed Sales	4	1	- 75.0%	27	15	- 44.4%
Median Sales Price*	\$687,500	\$1,750,000	+ 154.5%	\$850,000	\$1,018,000	+ 19.8%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	46	38	- 17.4%	58	74	+ 27.6%
Percent of Original List Price Received*	101.6%	100.0%	- 1.6%	98.6%	93.0%	- 5.7%
New Listings	2	6	+ 200.0%	45	36	- 20.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$819,900	\$0	- 100.0%	\$699,900	\$770,000	+ 10.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	147	0	- 100.0%	86	2	- 97.7%
Percent of Original List Price Received*	106.5%	0.0%	- 100.0%	103.2%	100.0%	- 3.1%
New Listings	0	0	--	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

