Nantucket

Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	9	**7**	- 22.2%
Closed Sales	0	**0**	--	9	**5**	- 44.4%
Median Sales Price*	$0	**$0**	--	$2,272,500	**$4,200,000**	+ 84.8%
Inventory of Homes for Sale	17	**11**	- 35.3%	--	--	--
Months Supply of Inventory	7.4	**6.1**	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	128	**188**	+ 46.9%
Percent of Original List Price Received*	0.0%	**0.0%**	--	95.9%	**98.5%**	+ 2.7%
New Listings	5	**5**	0.0%	26	**17**	- 34.6%

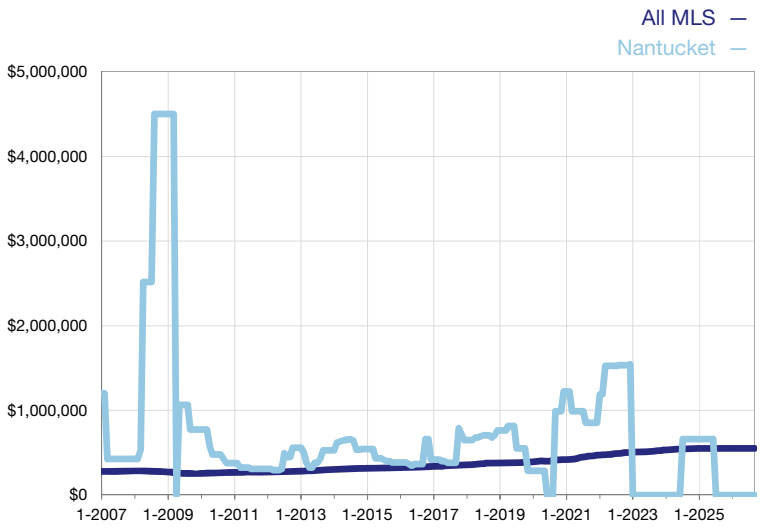
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
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



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