Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Nahant

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	28	**23**	- 17.9%
Closed Sales	2	**4**	+ 100.0%	29	**19**	- 34.5%
Median Sales Price*	$810,500	**$707,000**	- 12.8%	$845,000	**$965,000**	+ 14.2%
Inventory of Homes for Sale	13	**13**	0.0%	--	--	--
Months Supply of Inventory	4.5	**4.0**	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	37	**23**	- 37.8%	57	**63**	+ 10.5%
Percent of Original List Price Received*	98.5%	**102.0%**	+ 3.6%	98.6%	**94.9%**	- 3.8%
New Listings	1	**3**	+ 200.0%	46	**39**	- 15.2%

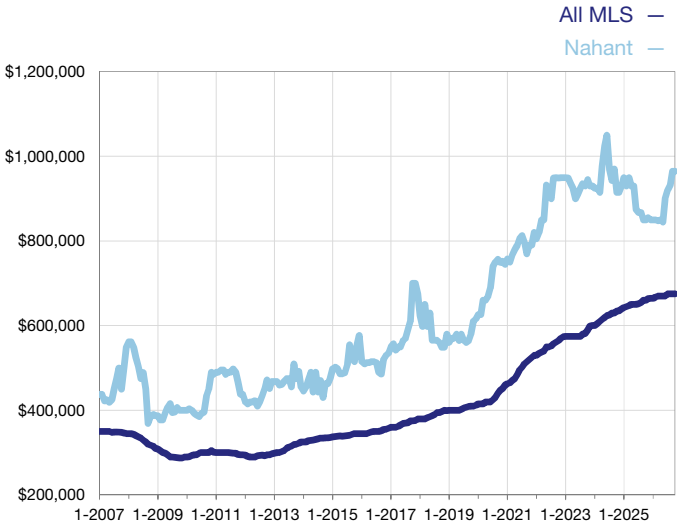
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

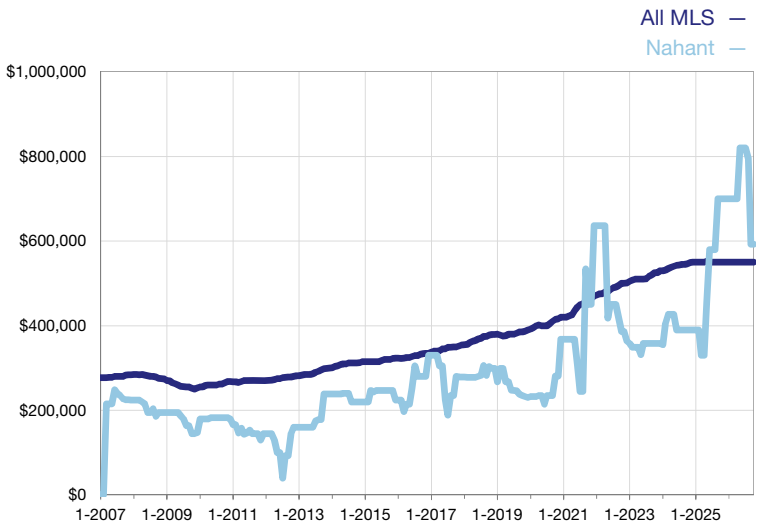
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	2	**2**	0.0%
Closed Sales	0	**0**	--	2	**2**	0.0%
Median Sales Price*	$0	**$0**	--	$699,900	**$592,500**	- 15.3%
Inventory of Homes for Sale	2	**1**	- 50.0%	--	--	--
Months Supply of Inventory	2.0	**0.5**	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	86	**7**	- 91.9%
Percent of Original List Price Received*	0.0%	**0.0%**	--	103.2%	**101.9%**	- 1.3%
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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.