Local Market Update – October 2026

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

Nantucket

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	11	**9**	- 18.2%
Closed Sales	2	**2**	0.0%	11	**7**	- 36.4%
Median Sales Price*	$8,127,000	**$5,625,000**	- 30.8%	$2,272,500	**$4,400,000**	+ 93.6%
Inventory of Homes for Sale	14	**9**	- 35.7%	--	--	--
Months Supply of Inventory	7.5	**5.0**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	111	**282**	+ 154.1%	125	**215**	+ 72.0%
Percent of Original List Price Received*	92.2%	**91.8%**	- 0.4%	95.3%	**96.6%**	+ 1.4%
New Listings	2	**0**	- 100.0%	28	**17**	- 39.3%

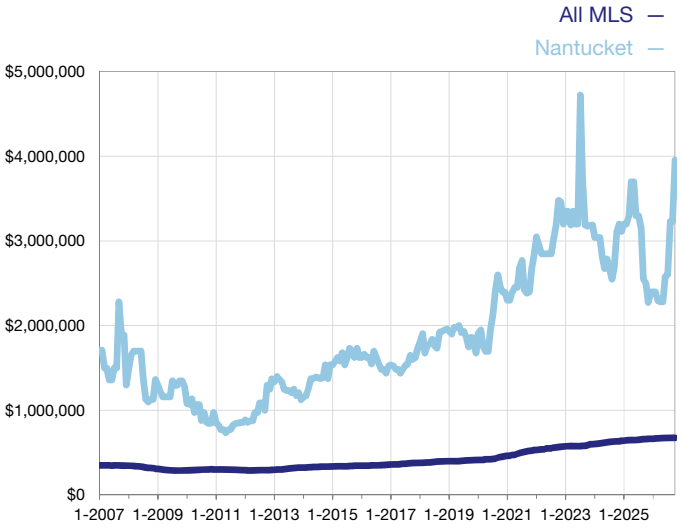
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

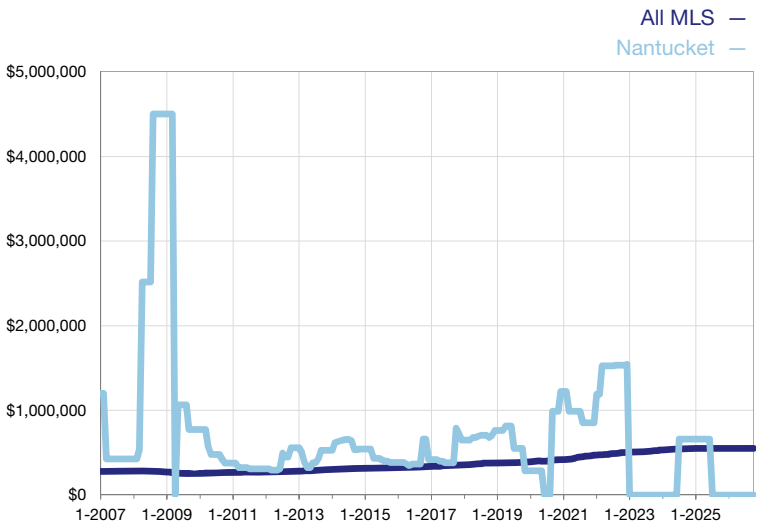
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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