



YTD 2021 Real Estate Activity

Pending Sales							Sales 1/1/21 - 4/30/21					Current Inventory	
For Sale				Median Asking Price	Total Num	% Pending To All Listings	Total Num	Avg DOM*	Avg Orig List Price	Avg Final Listing Price	Avg Sale Price	Sale Price To Recent Asking Price*	In Months**
Residential Properties													
Area	Total Num	Avg DOM	AVG Asking Price										
Brant Point	6	255	\$5,314,167	\$4,272,500	2	25.0%	2	68	\$6,995,000	\$6,622,500	\$6,125,000	92.5%	12
Cisco	3	74	\$2,471,667	\$1,725,000	0	0.0%	3	136	\$5,455,000	\$5,339,667	\$5,308,333	99.4%	4
Cliff	10	171	\$9,169,900	\$6,762,500	3	23.1%	12	125	\$6,509,917	\$6,240,333	\$5,525,538	88.5%	3
Dionis	2	237	\$7,225,000	\$7,225,000	0	0.0%	2	0	\$8,362,500	\$8,362,500	\$5,306,250	100.0%	4
Hummock Pond	0	0	\$0	\$0	0	0.0%	1	123	\$4,995,000	\$4,300,000	\$4,100,000	95.3%	0
Madaket & Tuckernuck	1	199	\$2,795,000	\$2,795,000	5	83.3%	9	175	\$3,392,444	\$2,849,000	\$2,760,889	96.8%	0
Madequecham	0	0	\$0	\$0	0	0.0%	2	133	\$2,360,000	\$2,347,000	\$2,262,500	96.4%	0
Miacomet	3	36	\$1,946,667	\$1,850,000	2	40.0%	8	70	\$2,512,375	\$2,489,375	\$2,291,984	92.1%	2
Mid Island	6	59	\$1,463,333	\$1,345,000	11	64.7%	19	84	\$1,245,634	\$1,234,318	\$1,194,213	95.7%	1
Monomoy	1	23	\$14,995,000	\$14,995,000	0	0.0%	2	261	\$6,445,000	\$5,397,500	\$5,372,500	99.5%	2
Nashaquisset	1	225	\$1,425,000	\$1,495,000	0	0.0%	1	129	\$1,595,000	\$1,575,000	\$1,575,000	100.0%	4
Naushop	0	0	\$0	\$0	0	0.0%	4	31	\$1,485,000	\$1,485,000	\$1,466,250	98.7%	0
Pocomo	1	106	\$3,950,000	\$4,200,000	0	0.0%	5	492	\$5,158,000	\$4,919,000	\$4,847,200	98.5%	1
Polpis	0	0	\$0	\$0	1	100.0%	2	137	\$3,572,500	\$3,300,000	\$3,225,000	97.7%	0
Quaise, Shimmo & Shawkemo	2	81	\$6,660,000	\$6,660,000	0	0.0%	1	61	\$2,800,000	\$2,800,000	\$2,550,000	91.1%	8
Quidnet & Squam	1	198	\$4,995,000	\$4,995,000	1	50.0%	4	55	\$4,908,100	\$4,876,850	\$4,853,350	99.1%	1
Sconset	8	165	\$3,423,125	\$2,700,000	5	38.5%	13	194	\$2,612,615	\$2,484,154	\$2,364,615	95.1%	2
South of Town	7	0	\$2,744,286	\$2,595,000	6	46.2%	12	162	\$1,380,942	\$1,376,775	\$1,317,708	97.2%	2
Surfside	4	50	\$4,155,000	\$4,122,500	3	42.9%	10	276	\$2,406,300	\$2,376,300	\$2,113,650	92.6%	2
Tom Nevers	2	90	\$2,322,500	\$2,322,500	4	66.7%	9	62	\$1,816,111	\$1,785,000	\$1,700,750	94.9%	1
Town	44	131	\$4,141,455	\$3,847,500	22	33.3%	34	183	\$3,235,676	\$3,135,029	\$2,962,125	93.6%	5
Wauwinet	1	76	\$3,750,000	\$3,750,000	0	0.0%	2	n/a	\$5,085,000	\$3,980,000	\$3,749,200	94.2%	2
West of Town	0	0	\$0	\$0	2	100.0%	4	n/a	\$2,158,750	\$2,158,750	\$1,987,500	90.2%	0
All Residential	103	95	\$3,606,396	\$2,700,000	67		161	224	\$3,083,250	\$2,945,057	\$2,792,445	94.1%	3
Land & Commercial				Median Asking Price	Total Num	% Pending To Listings	Total Num	Avg DOM*	Avg Orig List Price	Avg Final Listing Price	Avg Sale Price	Sale Price To Recent Asking Price*	Months**
Type	Total Num	Avg DOM	AVG Asking Price										
Land	16	397	\$1,690,000	\$1,445,000	26	61.9%	46	230	\$1,564,404	\$1,552,535	\$1,556,046	100.3%	1
Commercial	7	288	\$2,568,429	\$2,195,000	2	22.2%	19	219	\$4,836,947	\$4,783,789	\$4,647,105	93.2%	1

*For sales through a real estate firm

Data Source: LINK Nantucket, compiled by Dan Dunlap

** Based on activity during this period