

YTD 2023 Real Estate Activity

				Pending Sales			Sales 1/1/23 - 7/31/23					Current Inventory	
For Sale													
Residential Properties				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*	In Months**
Area	Total Num	Avg DOM	AVG Asking Price										
Brant Point	2	134	\$17,187,500	\$17,187,500	2	50.0%	6	97	\$7,540,000	\$7,456,667	\$7,180,625	96.3%	2
Cisco	6	60	\$9,427,500	\$9,925,000	4	40.0%	2	45	\$6,822,500	\$6,712,500	\$6,625,000	98.7%	21
Cliff	9	133	\$9,299,989	\$8,395,000	2	18.2%	7	74	\$6,602,857	\$6,391,429	\$5,962,143	91.9%	9
Dionis	3	134	\$6,495,000	\$7,995,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Hummock Pond	2	31	\$5,445,000	\$5,445,000	2	50.0%	2	72	\$5,885,000	\$5,885,000	\$5,662,500	96.2%	7
Madaket & Tuckernuck	5	0	\$3,737,000	\$3,750,000	3	37.5%	4	252	\$1,673,750	\$1,423,750	\$1,330,000	91.1%	9
Madequecham	2	15	\$10,495,000	\$10,495,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Miacomet	3	119	\$6,415,000	\$5,850,000	1	25.0%	9	53	\$2,998,168	\$2,975,390	\$2,916,057	96.7%	2
Mid Island	13	141	\$3,779,025	\$3,529,000	3	18.8%	30	192	\$1,918,806	\$1,803,306	\$1,758,745	96.2%	3
Monomoy	3	114	\$10,261,667	\$11,800,000	0	0.0%	2	343	\$34,000,000	\$30,000,000	\$25,069,000	83.6%	11
Nashaquisset	0	0	\$0	\$0	3	100.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Naushop	3	56	\$2,056,667	\$2,175,000	2	40.0%	3	37	\$2,193,333	\$2,193,333	\$2,061,667	94.0%	7
Pocomo	3	145	\$10,880,000	\$6,895,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Polpis	4	72	\$7,433,750	\$7,495,000	0	0.0%	2	114	\$6,749,500	\$6,497,500	\$4,350,000	66.9%	14
Quaise, Shimmo & Shawkemo	1	270	\$8,995,000	\$8,995,000	2	66.7%	2	225	\$5,949,500	\$4,824,500	\$4,442,000	92.1%	4
Quidnet & Squam	4	154	\$6,541,250	\$5,232,500	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Sconset	12	72	\$9,789,583	\$7,722,500	4	25.0%	14	75	\$4,970,643	\$4,777,786	\$4,532,786	94.6%	6
South of Town	1	0	\$6,250,000	\$6,250,000	0	0.0%	2	3	\$2,625,000	\$2,625,000	\$2,762,500	108.5%	4
Surfside	10	180	\$7,247,500	\$6,645,000	0	0.0%	8	84	\$7,786,750	\$7,265,000	\$6,854,225	94.3%	9
Tom Nevers	7	177	\$8,091,500	\$4,995,500	3	30.0%	2	n/a	\$1,787,500	\$1,787,500	\$1,787,500	0.0%	25
Town	22	211	\$5,306,591	\$3,795,000	12	35.3%	25	100	\$2,930,320	\$2,852,360	\$2,791,394	97.6%	6
Wauwinet	2	134	\$7,622,500	\$7,622,500	0	0.0%	1	n/a	\$7,500,000	\$6,800,000	\$6,000,000	88.2%	14
West of Town	2	60	\$4,425,000	\$4,425,000	1	33.3%	0	n/a	\$0	\$0	\$0	0.0%	N/A
All Residential	119	105	\$7,268,784	\$6,645,000	44	27.0%	121	113	\$4,376,543	\$4,152,188	\$3,890,953	92.9%	7
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	18	108	\$3,317,722	\$2,537,500	8	30.8%	22	74	\$2,257,718	\$2,235,218	\$2,238,286	100.3%	6
Commercial	4	110	\$2,510,000	\$2,872,500	1	20.0%	9	156	\$2,736,111	\$2,647,222	\$2,548,889	94.3%	3

*For sales through a real estate firm

** Based on activity during this period

Data Source: LINK Nantucket, compiled by Dan Dunlap