

2023 Real Estate Activity

				Pending Sales			Sales 1/1/23 - 12/31/23					Current Inventory	
For Sale													
Residential Properties													
Area	Total Num	Avg DOM	AVG Asking Price	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**
Brant Point	2	312	\$22,985,000	\$22,985,000	2	50.0%	10	75	\$6,918,500	\$6,788,500	\$6,724,625	99.1%	2.4
Cisco	4	164	\$9,741,250	\$9,425,000	0	0.0%	8	36	\$6,440,000	\$6,300,000	\$6,055,625	96.1%	6.0
Cliff	5	114	\$8,599,000	\$6,300,000	0	0.0%	10	93	\$6,546,500	\$6,338,500	\$5,961,000	93.2%	6.0
Dionis	2	225	\$7,747,500	\$7,747,500	0	0.0%	2	96	\$4,750,000	\$4,447,500	\$4,447,500	100.0%	12.0
Hummock Pond	3	101	\$5,948,333	\$5,600,000	1	25.0%	5	78	\$4,832,000	\$4,832,000	\$4,725,000	97.0%	7.2
Madaket & Tuckernuck	5	253	\$3,796,600	\$3,998,000	1	16.7%	12	110	\$2,623,333	\$2,481,250	\$2,372,750	95.4%	5.0
Madequecham	3	118	\$8,213,000	\$7,995,000	0	0.0%	1	n/a	\$2,995,000	\$2,995,000	\$2,995,000	0.0%	36.0
Miacomet	4	92	\$3,548,500	\$2,347,500	0	0.0%	12	103	\$3,152,543	\$3,135,459	\$3,028,459	95.1%	4.0
Mid Island	14	115	\$2,455,643	\$1,995,000	5	26.3%	47	142	\$1,894,996	\$1,765,057	\$1,703,465	94.8%	3.6
Monomoy	4	123	\$14,933,750	\$9,870,000	0	0.0%	5	253	\$25,258,000	\$23,262,000	\$21,086,000	90.6%	9.6
Nashaquisset	0	0	\$0	\$0	0	0.0%	4	25	\$2,683,750	\$2,645,000	\$2,572,500	97.3%	0.0
Naushop	1	41	\$2,575,000	\$2,575,000	1	50.0%	7	40	\$2,124,286	\$2,117,714	\$2,073,143	97.6%	1.7
Pocomo	0	0	\$0	\$0	0	0.0%	2	91	\$24,125,000	\$24,125,000	\$18,600,000	77.1%	0.0
Polpis	5	152	\$7,427,000	\$8,495,000	0	0.0%	4	176	\$5,587,250	\$5,461,250	\$4,250,000	77.8%	15.0
Quaise, Shimmo & Shawkemo	0	0	\$0	\$0	1	100.0%	4	115	\$6,748,500	\$6,186,000	\$5,819,750	94.1%	0.0
Quidnet & Squam	1	320	\$11,250,000	\$11,250,000	0	0.0%	2	233	\$5,385,000	\$5,162,500	\$4,562,500	88.4%	6.0
Sconset	13	152	\$7,761,538	\$5,495,000	1	7.1%	25	61	\$4,533,760	\$4,427,560	\$4,238,160	95.5%	6.2
South of Town	2	0	\$2,545,000	\$2,545,000	1	33.3%	3	11	\$2,748,333	\$2,748,333	\$2,708,333	98.1%	8.0
Surfside	5	257	\$6,155,000	\$6,995,000	2	28.6%	14	151	\$5,853,857	\$5,512,857	\$5,230,093	94.3%	4.3
Tom Nevers	9	122	\$7,813,333	\$5,995,000	1	10.0%	10	176	\$5,154,000	\$4,458,550	\$4,306,050	96.1%	10.8
Town	19	121	\$8,065,000	\$4,995,000	4	17.4%	63	102	\$3,510,789	\$3,357,270	\$3,252,485	96.5%	3.6
Wauwinet	2	287	\$7,222,500	\$7,222,500	0	0.0%	1	n/a	\$7,500,000	\$6,800,000	\$6,000,000	88.2%	24.0
West of Town	2	190	\$4,822,500	\$4,822,500	0	0.0%	3	n/a	\$3,348,333	\$3,181,667	\$3,550,367	111.6%	8.0
All Residential	105	142	\$6,678,498	\$5,600,000	20	16.0%	254	99	\$4,469,551	\$4,265,782	\$4,033,260	94.0%	5.0
Land & Commercial													
Type	Total Num	Avg DOM	AVG Asking Price	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**
Land	18	144	\$4,004,444	\$2,735,000	3	14.3%	41	66	\$2,455,874	\$2,438,923	\$2,409,228	97.8%	5.3
Commercial	2	115	\$4,892,500	\$4,892,500	0	0.0%	15	126	\$2,785,000	\$2,731,667	\$2,663,667	94.3%	1.6

*For sales through a real estate firm

** Based on activity during this period

Data Source: LINK Nantucket, compiled by Dan Dunlap