



# 2024 Real Estate Activity

				Pending Sales			Sales 1/1/24 - 3/31/24					Current Inventory	
Residential Properties				For Sale									
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	404	\$22,985,000	\$22,985,000	1	33.3%	2	101	\$5,222,500	\$5,222,500	\$4,968,750	95.1%	1.0
Cisco	4	256	\$9,741,250	\$9,425,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Cliff	7	124	\$13,713,286	\$12,250,000	1	12.5%	4	69	\$9,922,500	\$9,922,500	\$9,761,250	98.2%	1.8
Dionis	1	305	\$6,995,000	\$6,995,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Hummock Pond	3	112	\$5,115,000	\$5,600,000	0	0.0%	3	179	\$6,463,333	\$6,148,333	\$5,883,333	92.0%	1.0
Madaket & Tuckernuck	6	192	\$3,263,000	\$3,247,500	0	0.0%	2	95	\$1,632,500	\$785,000	\$785,000	100.0%	3.0
Madequecham	3	210	\$8,213,000	\$7,995,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Miacomet	3	179	\$2,114,667	\$1,895,000	1	25.0%	1	n/a	\$2,950,000	\$2,950,000	\$2,950,000	0.0%	3.0
Mid Island	8	136	\$3,073,250	\$3,195,000	10	55.6%	3	15	\$1,566,917	\$1,566,917	\$1,514,750	95.9%	2.7
Monomoy	3	198	\$15,248,333	\$5,750,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Nashaquisset	0	0	\$0	\$0	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Naushop	4	81	\$2,528,500	\$2,585,000	0	0.0%	1	139	\$2,395,000	\$2,395,000	\$2,175,000	90.8%	4.0
Pocomo	1	0	\$7,995,000	\$7,995,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Polpis	2	230	\$10,460,000	\$10,460,000	0	0.0%	2	181	\$4,495,000	\$4,172,500	\$3,800,000	91.1%	1.0
Quaise, Shimm & Shawkemo	1	17	\$8,395,000	\$8,395,000	0	0.0%	1	19	\$6,925,000	\$6,925,000	\$6,550,000	94.6%	1.0
Quidnet & Squam	0	0	\$0	\$0	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Sconset	10	169	\$6,035,000	\$5,297,500	2	16.7%	2	30	\$8,625,000	\$8,625,000	\$8,475,000	98.3%	5.0
South of Town	2	0	\$2,545,000	\$2,545,000	0	0.0%	2	4	\$2,295,000	\$2,295,000	\$2,256,250	98.3%	1.0
Surfside	9	110	\$6,030,000	\$4,100,000	2	18.2%	1	3	\$6,490,000	\$6,490,000	\$6,705,000	103.3%	9.0
Tom Nevers	11	120	\$4,683,182	\$3,200,000	0	0.0%	1	20	\$3,950,000	\$3,950,000	\$4,000,000	101.3%	11.0
Town	28	137	\$6,021,714	\$4,400,000	2	6.7%	11	76	\$3,778,455	\$3,620,273	\$3,422,500	94.0%	2.5
Wauwinet	1	274	\$4,495,000	\$4,495,000	0	0.0%	1	n/a	\$4,875,000	\$4,875,000	\$5,600,000	114.9%	1.0
West of Town	3	35	\$5,361,667	\$4,695,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
<b>All Residential</b>	<b>112</b>	<b>143</b>	<b>\$6,739,646</b>	<b>\$4,695,000</b>	<b>19</b>	<b>14.5%</b>	<b>37</b>	<b>79</b>	<b>\$4,796,453</b>	<b>\$4,660,642</b>	<b>\$4,525,318</b>	<b>96.7%</b>	<b>3.0</b>
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	23	180	\$3,451,304	\$2,495,000	0	0.0%	5	117	\$5,410,000	\$5,410,000	\$5,296,000	96.8%	4.6
Commercial	2	207	\$4,892,500	\$4,892,500	0	0.0%	3	41	\$4,375,033	\$4,375,033	\$4,343,367	96.8%	0.7

\*For sales through a real estate firm

\*\* Based on activity during this period

Data Source: LINK Nantucket, compiled by Dan Dunlap