



# YTD 2022 Real Estate Activity

Pending Sales							Sales 1/1/22 - 4/30/22					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			AVG Asking Price										
Area	Total Num	Avg DOM	AVG Asking Price										
Brant Point	4	43	\$10,123,500	\$9,372,500	2	33.3%	2	165	\$4,150,000	\$4,022,500	\$3,986,000	98.5%	8.0
Cisco	0	0	\$0	\$0	1	100.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Cliff	5	31	\$6,967,000	\$5,295,000	3	37.5%	4	104	\$14,822,500	\$14,630,000	\$14,475,000	98.9%	5.0
Dionis	0	0	\$0	\$0	0	0.0%	2	129	\$6,747,500	\$6,875,000	\$6,515,000	94.8%	0.0
Hummock Pond	2	32	\$4,395,000	\$4,395,000	0	0.0%	4	108	\$3,677,500	\$3,624,750	\$3,696,000	102.0%	2.0
Madaket & Tuckernuck	3	22	\$3,281,667	\$3,875,000	3	50.0%	3	65	\$2,761,667	\$2,695,000	\$2,525,000	93.7%	4.0
Madequecham	2	180	\$8,175,000	\$8,175,000	0	0.0%	1	n/a	\$3,331,000	\$3,331,000	\$3,331,000	0.0%	8.0
Miacomet	1	38	\$1,695,000	\$1,695,000	5	83.3%	4	110	\$1,607,500	\$1,481,250	\$1,448,750	97.6%	1.0
Mid Island	12	61	\$2,421,917	\$1,985,000	3	20.0%	21	65	\$1,497,333	\$1,482,810	\$1,455,857	97.6%	2.3
Monomoy	1	97	\$10,950,000	\$10,950,000	1	50.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Nashaquisset	0	0	\$0	\$0	1	100.0%	1	127	\$1,500,000	\$1,435,000	\$1,435,000	100.0%	0.0
Naushop	1	21	\$2,500,000	\$2,500,000	0	0.0%	2	162	\$1,835,000	\$1,835,000	\$1,835,000	100.0%	2.0
Pocomo	0	0	\$0	\$0	1	100.0%	3	170	\$7,416,667	\$7,416,667	\$7,083,333	92.9%	0.0
Polpis	3	209	\$13,915,000	\$8,250,000	0	0.0%	0	n/a	\$0	\$0	\$0	0.0%	N/A
Quaise, Shimmo & Shawkemo	3	139	\$10,048,333	\$8,900,000	0	0.0%	4	26	\$13,561,250	\$13,561,250	\$13,541,250	99.6%	3.0
Quidnet & Squam	2	24	\$6,535,000	\$6,535,000	0	0.0%	1	42	\$5,595,000	\$5,595,000	\$5,400,000	96.5%	8.0
Sconset	6	19	\$6,196,167	\$5,391,500	4	40.0%	5	29	\$5,232,000	\$5,205,000	\$5,124,000	98.1%	4.8
South of Town	0	0	\$0	\$0	0	0.0%	3	49	\$2,614,667	\$2,581,333	\$2,466,667	95.6%	0.0
Surfside	4	83	\$9,020,000	\$7,395,000	4	50.0%	7	23	\$2,635,714	\$2,635,714	\$2,595,714	98.2%	2.3
Tom Nevers	3	30	\$8,115,000	\$5,150,000	0	0.0%	4	19	\$1,927,825	\$1,927,825	\$1,879,075	94.7%	3.0
Town	23	121	\$5,199,087	\$4,099,000	5	17.9%	27	183	\$3,518,796	\$3,488,056	\$3,397,056	96.8%	3.4
Wauwinet	0	0	\$0	\$0	0	0.0%	1	n/a	\$3,750,000	\$4,449,000	\$4,100,000	92.2%	0.0
West of Town	0	0	\$0	\$0	0	0.0%	4	n/a	\$4,447,500	\$4,447,500	\$4,445,417	99.9%	0.0
<b>All Residential</b>	<b>75</b>	<b>50</b>	<b>\$4,762,507</b>	<b>\$4,099,000</b>	<b>33</b>		<b>103</b>	<b>112</b>	<b>\$3,973,377</b>	<b>\$3,949,862</b>	<b>\$3,875,616</b>	<b>97.6%</b>	<b>2.9</b>
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	7	69	\$2,292,857	\$1,995,000	14	66.7%	29	59	\$2,632,621	\$2,613,483	\$2,544,690	95.8%	1.0
Commercial	4	91	\$2,973,750	\$2,074,000	4	50.0%	2	15	\$2,412,500	\$2,412,500	\$2,350,000	97.4%	8.0

\*For sales through a real estate firm

Data Source: LINK Nantucket, compiled by Dan Dunlap

\*\* Based on activity during this period