



YTD 2022 Real Estate Activity

| | | | | Pending Sales | | | Sales 1/1/22 - 8/31/22 | | | | | Current Inventory | |
|---------------------------|-----------|---------|------------------|---------------------|-----------|---------------------------|------------------------|----------|---------------------|-------------------------|----------------|------------------------------------|-------------|
| Residential Properties | | | | For Sale | | | | | | | | | |
| Area | Total Num | Avg DOM | AVG Asking Price | 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** |
| Brant Point | 6 | 132 | \$8,675,000 | \$8,727,500 | 1 | 14.3% | 7 | 58 | \$6,684,286 | \$6,647,857 | \$6,634,571 | 99.8% | 6.9 |
| Cisco | 2 | 43 | \$4,122,500 | \$4,122,500 | 2 | 50.0% | 1 | 0 | \$2,149,000 | \$2,149,000 | \$2,149,000 | 100.0% | 16.0 |
| Cliff | 12 | 83 | \$11,210,333 | \$9,622,500 | 7 | 36.8% | 8 | 92 | \$10,316,875 | \$10,220,625 | \$10,093,750 | 98.8% | 12.0 |
| Dionis | 1 | 59 | \$16,950,000 | \$16,950,000 | 0 | 0.0% | 2 | 129 | \$6,747,500 | \$6,875,000 | \$6,515,000 | 94.8% | 4.0 |
| Hummock Pond | 2 | 88 | \$2,995,000 | \$2,995,000 | 1 | 33.3% | 6 | 88 | \$3,735,000 | \$3,699,833 | \$3,747,333 | 101.4% | 2.7 |
| Madaket & Tuckernuck | 8 | 75 | \$3,428,000 | \$3,072,500 | 3 | 27.3% | 10 | 60 | \$2,751,600 | \$2,721,600 | \$2,640,600 | 96.4% | 6.4 |
| Madequecham | 2 | 177 | \$6,647,500 | \$6,647,500 | 0 | 0.0% | 2 | n/a | \$2,740,500 | \$2,740,500 | \$2,740,500 | 0.0% | 8.0 |
| Miacomet | 0 | 0 | \$0 | \$0 | 2 | 100.0% | 11 | 51 | \$2,338,636 | \$2,292,727 | \$2,291,091 | 99.9% | 0.0 |
| Mid Island | 19 | 96 | \$2,548,684 | \$1,995,000 | 9 | 32.1% | 33 | 73 | \$1,540,879 | \$1,519,515 | \$1,479,106 | 96.5% | 4.6 |
| Monomoy | 2 | 59 | \$34,875,000 | \$34,875,000 | 1 | 33.3% | 3 | 122 | \$8,980,000 | \$8,646,667 | \$8,233,333 | 95.2% | 5.3 |
| Nashaquisset | 1 | 2 | \$1,649,000 | \$1,649,000 | 2 | 66.7% | 2 | 72 | \$1,547,500 | \$1,515,000 | \$1,527,500 | 100.8% | 4.0 |
| Naushop | 1 | 59 | \$2,295,000 | \$2,295,000 | 1 | 50.0% | 5 | 118 | \$2,012,000 | \$2,012,000 | \$1,911,000 | 94.3% | 1.6 |
| Pocomo | 2 | 201 | \$14,122,500 | \$14,122,500 | 0 | 0.0% | 4 | 194 | \$7,037,500 | \$6,936,250 | \$6,625,000 | 93.6% | 4.0 |
| Polpis | 4 | 254 | \$11,648,750 | \$7,872,500 | 0 | 0.0% | 1 | n/a | \$2,475,000 | \$2,475,000 | \$2,475,000 | 0.0% | 32.0 |
| Quaise, Shimmo & Shawkemo | 2 | 270 | \$10,172,500 | \$10,172,500 | 0 | 0.0% | 4 | 26 | \$13,561,250 | \$13,561,250 | \$13,541,250 | 99.6% | 4.0 |
| Quidnet & Squam | 3 | 106 | \$4,946,667 | \$5,495,000 | 1 | 25.0% | 1 | 42 | \$5,595,000 | \$5,595,000 | \$5,400,000 | 96.5% | 24.0 |
| Sconset | 9 | 97 | \$4,983,889 | \$4,695,000 | 3 | 25.0% | 14 | 40 | \$5,261,833 | \$5,276,833 | \$5,187,433 | 98.2% | 5.1 |
| South of Town | 3 | 0 | \$3,731,667 | \$2,795,000 | 2 | 40.0% | 7 | 49 | \$1,659,143 | \$1,644,857 | \$1,595,714 | 95.6% | 3.4 |
| Surfside | 16 | 101 | \$4,636,063 | \$4,073,500 | 10 | 38.5% | 12 | 19 | \$2,961,250 | \$2,961,250 | \$2,940,833 | 99.1% | 10.7 |
| Tom Nevers | 7 | 73 | \$6,570,571 | \$5,950,000 | 3 | 30.0% | 7 | 17 | \$2,288,757 | \$2,288,757 | \$2,253,757 | 97.7% | 8.0 |
| Town | 33 | 129 | \$4,095,758 | \$2,995,000 | 14 | 29.8% | 45 | 137 | \$3,598,411 | \$3,570,967 | \$3,472,260 | 96.6% | 5.9 |
| Wauwinet | 2 | 106 | \$9,875,000 | \$9,875,000 | 0 | 0.0% | 2 | n/a | \$3,272,500 | \$3,622,000 | \$3,387,500 | 93.5% | 8.0 |
| West of Town | 1 | 21 | \$1,799,000 | \$1,799,000 | 1 | 50.0% | 7 | n/a | \$4,322,857 | \$4,322,857 | \$4,386,667 | 101.7% | 1.1 |
| All Residential | 138 | 97 | \$7,477,321 | \$4,695,000 | 63 | | 194 | 101 | \$3,830,306 | \$3,807,693 | \$3,738,135 | 97.7% | 5.7 |
| 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 | 12 | 60 | \$4,480,000 | \$2,047,500 | 11 | 47.8% | 56 | 55 | \$2,523,936 | \$2,514,025 | \$2,466,735 | 96.4% | 1.7 |
| Commercial | 6 | 167 | \$9,172,500 | \$3,245,000 | 0 | 0.0% | 11 | 354 | \$2,427,909 | \$2,418,364 | \$2,343,738 | 93.4% | 4.4 |

*For sales through a real estate firm

Data Source: LINK Nantucket, compiled by Dan Dunlap

** Based on activity during this period