

Nantucket County, MA

County · MA · Massachusetts

SELLER'S MARKET

\$2.9M

MEDIAN SALE PRICE

+23.1%

1-YR CHANGE

296

SALES (12 MO)

\$2.7M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

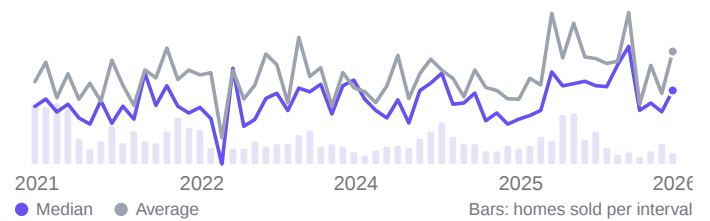
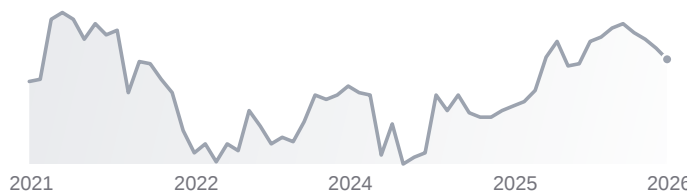
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$3.3M · Average \$4.9M

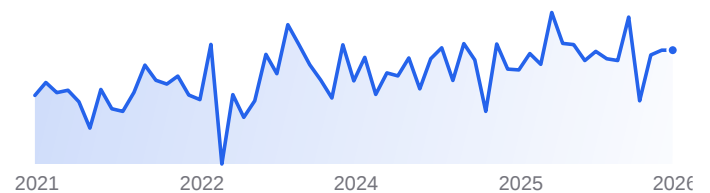
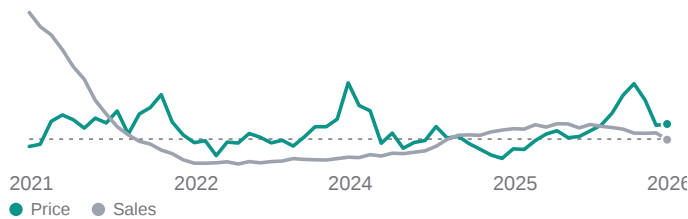


Growth (year over year)

Price +23.1% · Sales -1.0%

Price per square foot

\$1539/ft²

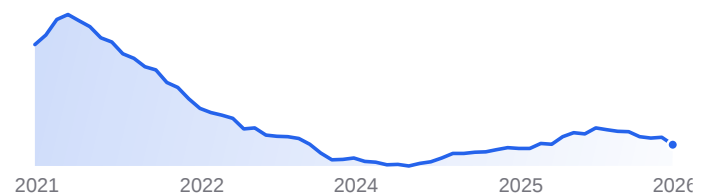


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

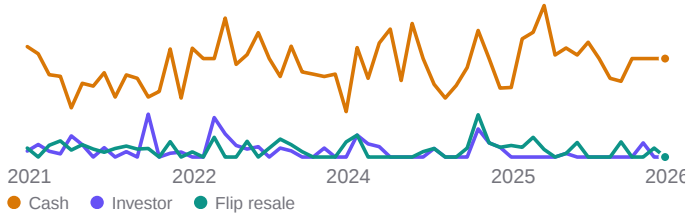
3.1%



BUYERS & OUTCOMES

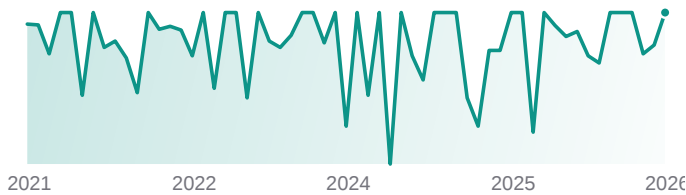
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



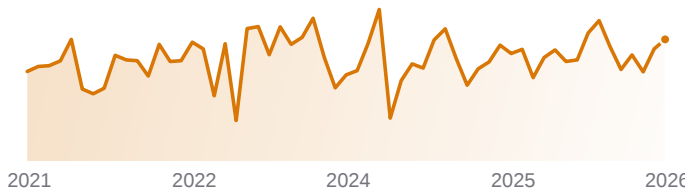
Sellers who sold at a gain

100%

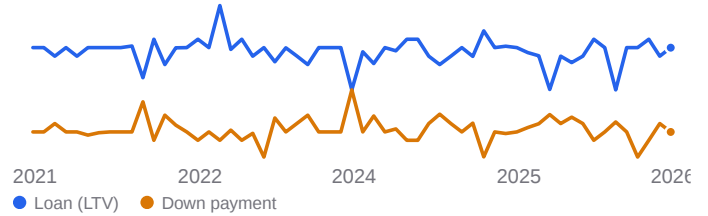


Median annualized return at resale

+9.8%

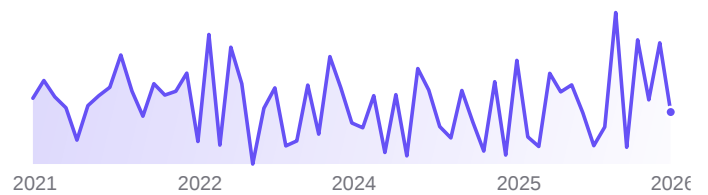


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



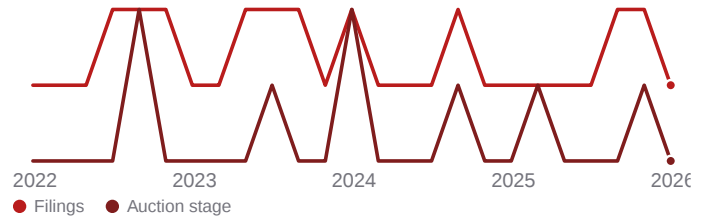
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,455
Median value (AVM)	\$2.7M
Median size	2,064 ft²
Median bedrooms	3
Median year built	1985
Single family	66%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.2%
Owner occupied	26%
Company owned	41%
Median loan-to-value	25%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	14,666
Density	318 / mi²
Median household income	\$116K
Average household income	\$147K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	33
Homes occupied	52%
Bachelor's or higher	34%
Poverty rate	5.1%
Unemployment	2.3%
Average temp	50°F
Annual precip	44 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.