

Nahant 01908

ZIP code · MA · Massachusetts > Essex County > Nahant

STRONG BUYER'S MARKET

\$682K

MEDIAN SALE PRICE

-15.6%

1-YR CHANGE

23

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



MARKET TRENDS (5 YEARS)

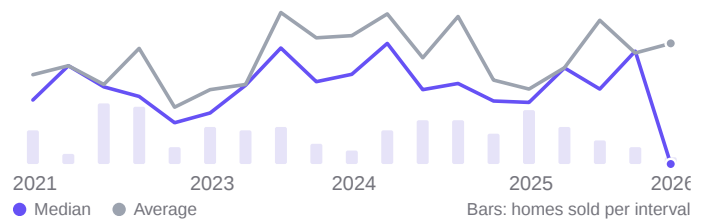
Market temperature (0–100)

19 / 100



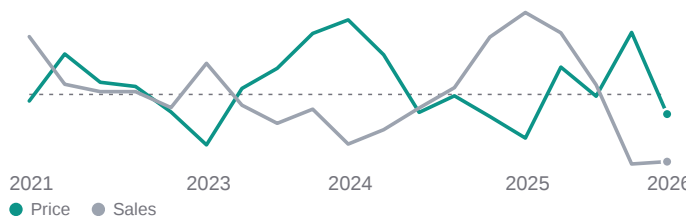
Sale prices

Median \$450K · Average \$1.1M



Growth (year over year)

Price -15.6% · Sales -53.1%



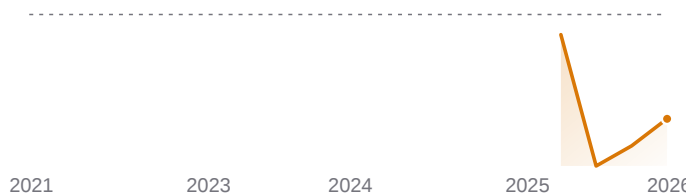
Price per square foot

\$750/ft²



Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

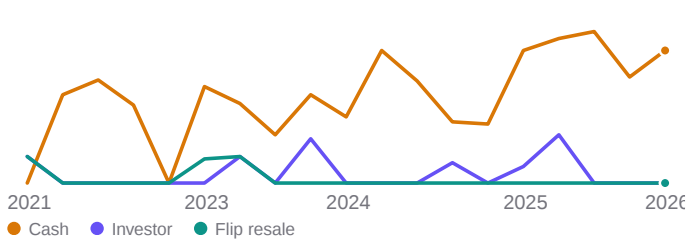
1.8%



BUYERS & OUTCOMES

Buyer mix

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

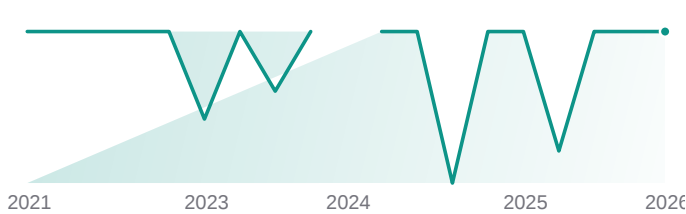


Financing (share of purchase price) Loan (LTV) 24% · Down payment 76%



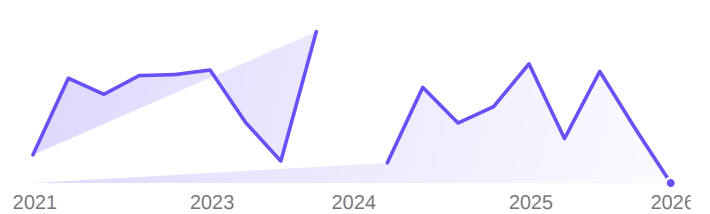
Sellers who sold at a gain

100%



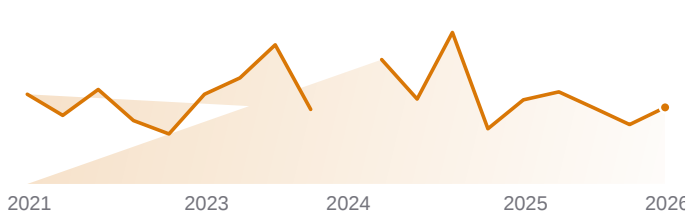
Typical hold before selling

2.0 yrs



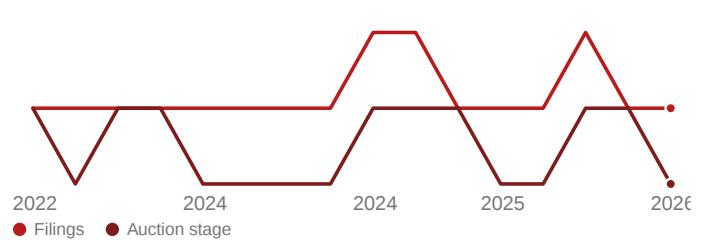
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,311
Median value (AVM)	\$1M
Median size	1,931 ft²
Median bedrooms	3
Median year built	1926
Single family	88%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.7%
Owner occupied	82%
Company owned	27%
Median loan-to-value	37%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	3,413
Density	1,413 / mi²
Median household income	\$121K
Average household income	\$159K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	83
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

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