

Autumn truly is the best time of year on Nantucket—everything is still open, family scalloping is underway, the weather has a bite, and getting around is much easier than during the height of summer. We encourage you to visit Nantucket in the fall if you have not yet done so.

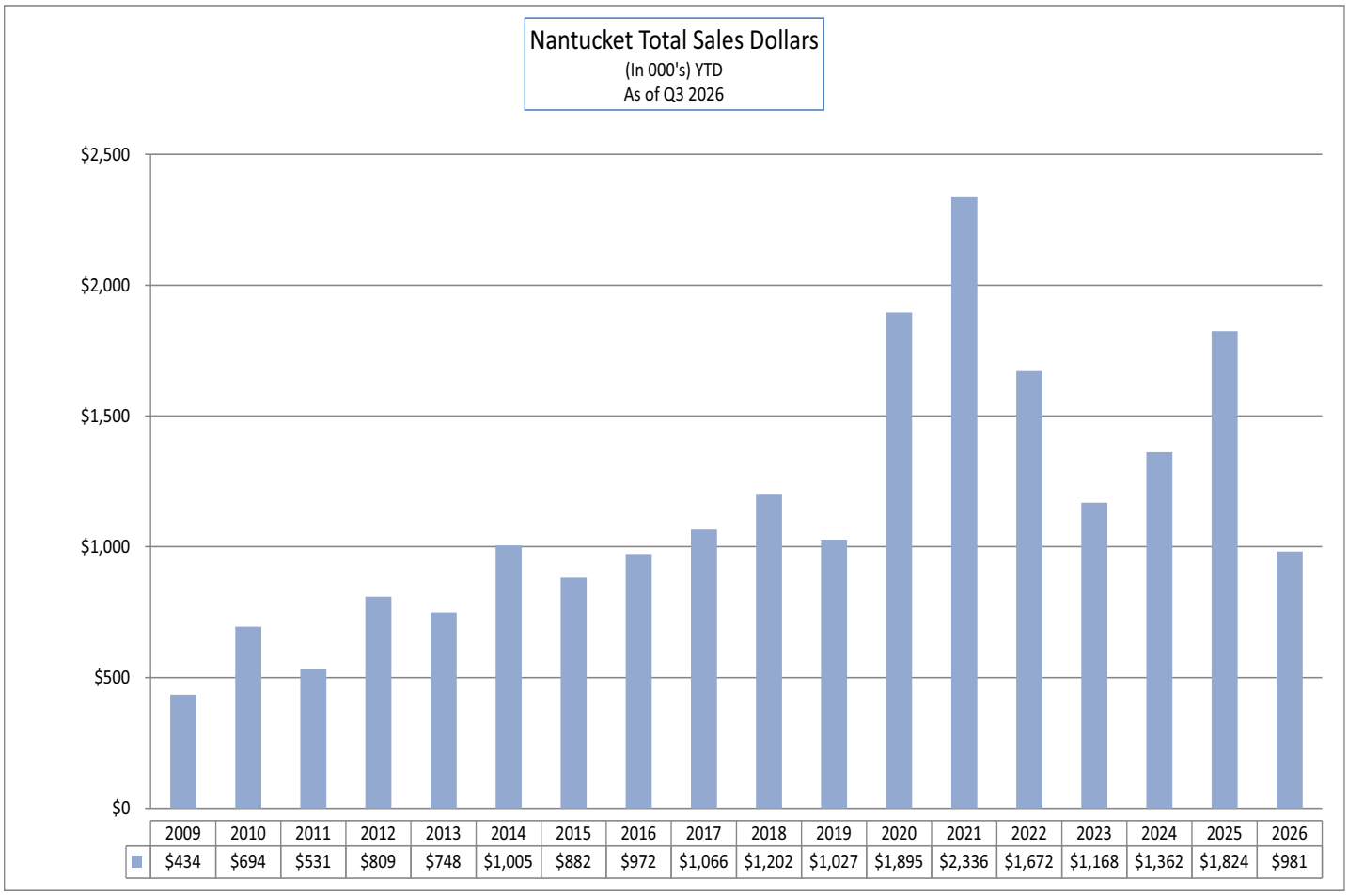
With Q3 now complete, we have a clearer sense of how 2026 will shape up for Nantucket's real estate market. It was once uncommon for annual sales to exceed $1 billion, but that is no longer the case. Nantucket real estate sales have exceeded $1 billion each year since 2016. Although the number of sales is down 23% so far this year, the dollar volume represented by those sales reached $981 billion by the end of September (-13%). There have been 248 sales so far this year, compared with 324 at this time last year. In 2021, during the pandemic, there had been 539 sales by the end of Q3. History suggests that 2026 will end with close to $1.5 billion in sales.

Several factors are contributing to current market conditions, including extremely limited inventory—150 listings, compared with the usual 350–400—an unprecedented 45% increase in prices between 2021 and 2025, and continued uncertainty about the economy. Rather than fitting the traditional definition of either a seller's or a buyer's market, this is a very different kind of market: a contracted market that is likely to persist for some time, barring a major unforeseen event.

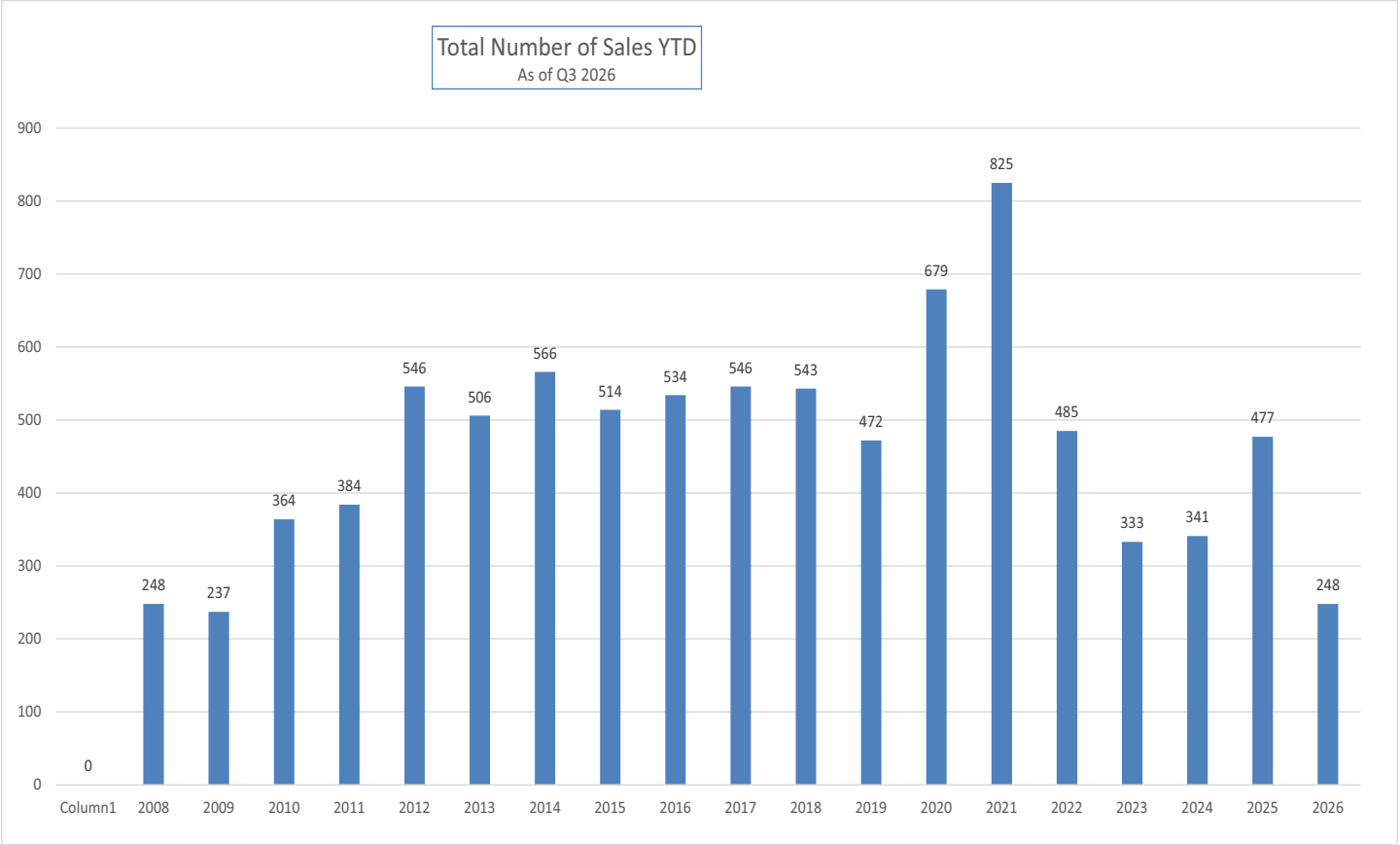
The average price of a residential property on Nantucket is now $4,609,000 (-6%), while the median home price is $3,700,000 (+6%). The average price of a vacant lot is $2,013,000 (+4%), and the median price is $1,479,000 (-1%). The average time on the market, which was nine months at the beginning of this year, has stabilized at seven months—the same as in 2025. The average selling price is 91% of the list price, 1% higher than in 2025, and 132% of assessed value, compared with 139% in 2025.

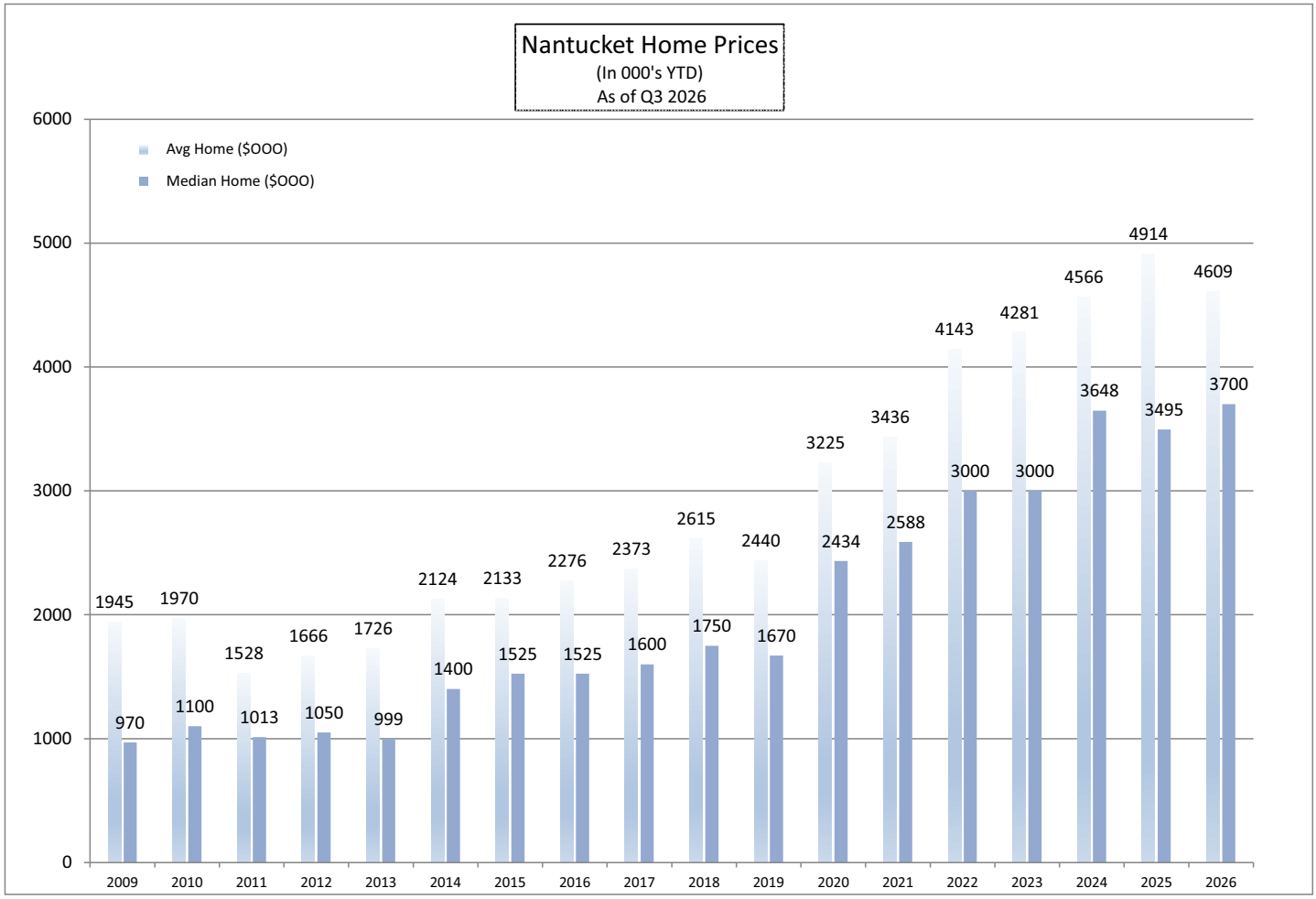
As usual, the largest number of property sales year to date has occurred in Town (50), followed by Mid-Island (40). Surfside is next (18), followed by Madaket and Tom Nevers (16 each), Miacomet (13), 'Sconset (11), West of Town (10), Cisco/Hummock Pond and the Cliff (9 each), Sandpiper Place and South of Town (5 each), and Brant Point and Monomoy (4 each). Nashaquisset, Naushop, Middle Moors, Quidnet, and Shawkemo each had three or fewer sales. There have been no sales so far in 2026 in Beach Plum, Madequecham, Polpis, Quaise, Squam, or Tuckernuck Island.

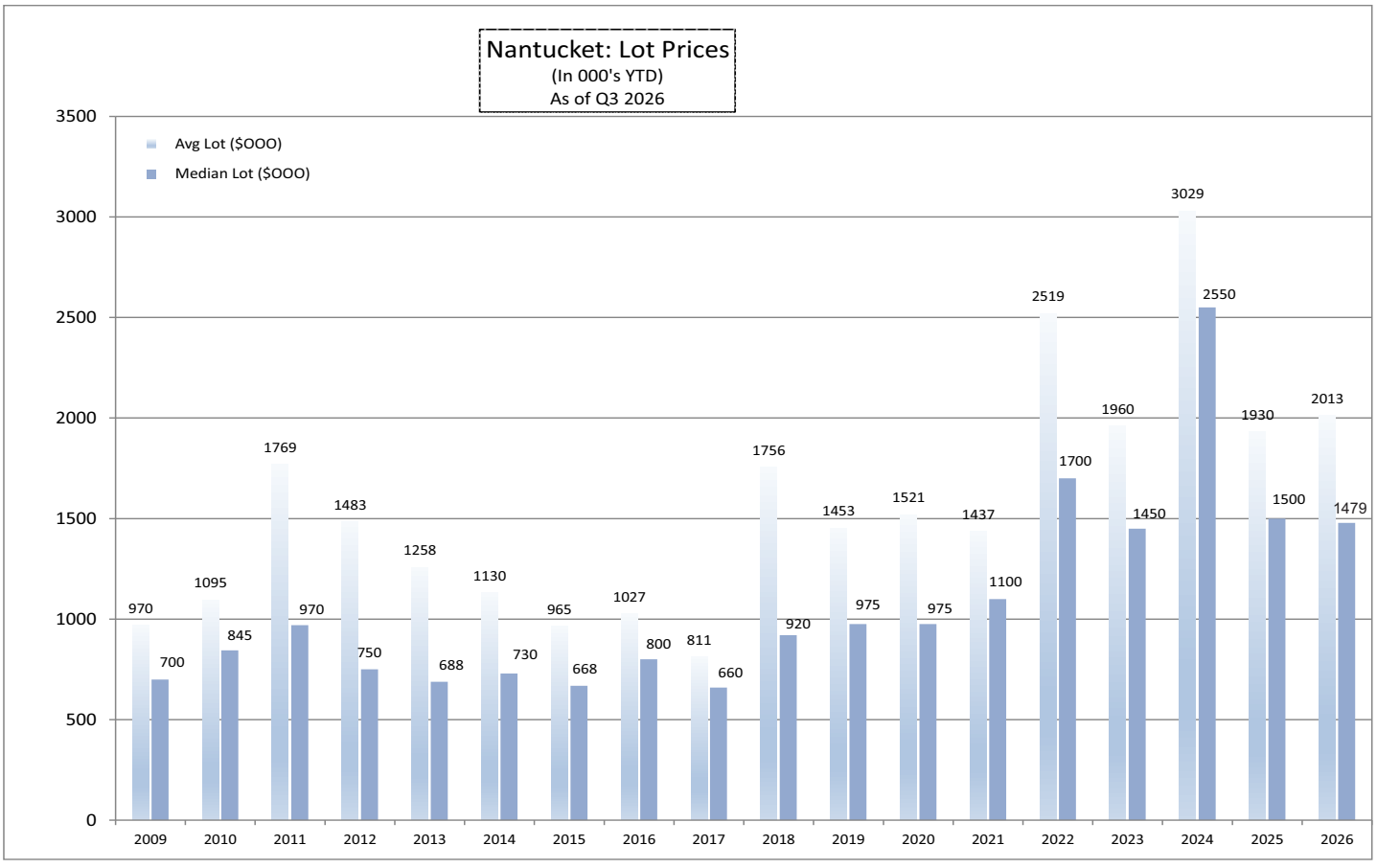
If you are interested in Nantucket real estate, please contact your agent to make sure you are subscribed to our MLS, LINK Nantucket. Because we have been in the Nantucket real estate business for nearly 50 years, we also have much more extensive market data available. We look forward to hearing from you!

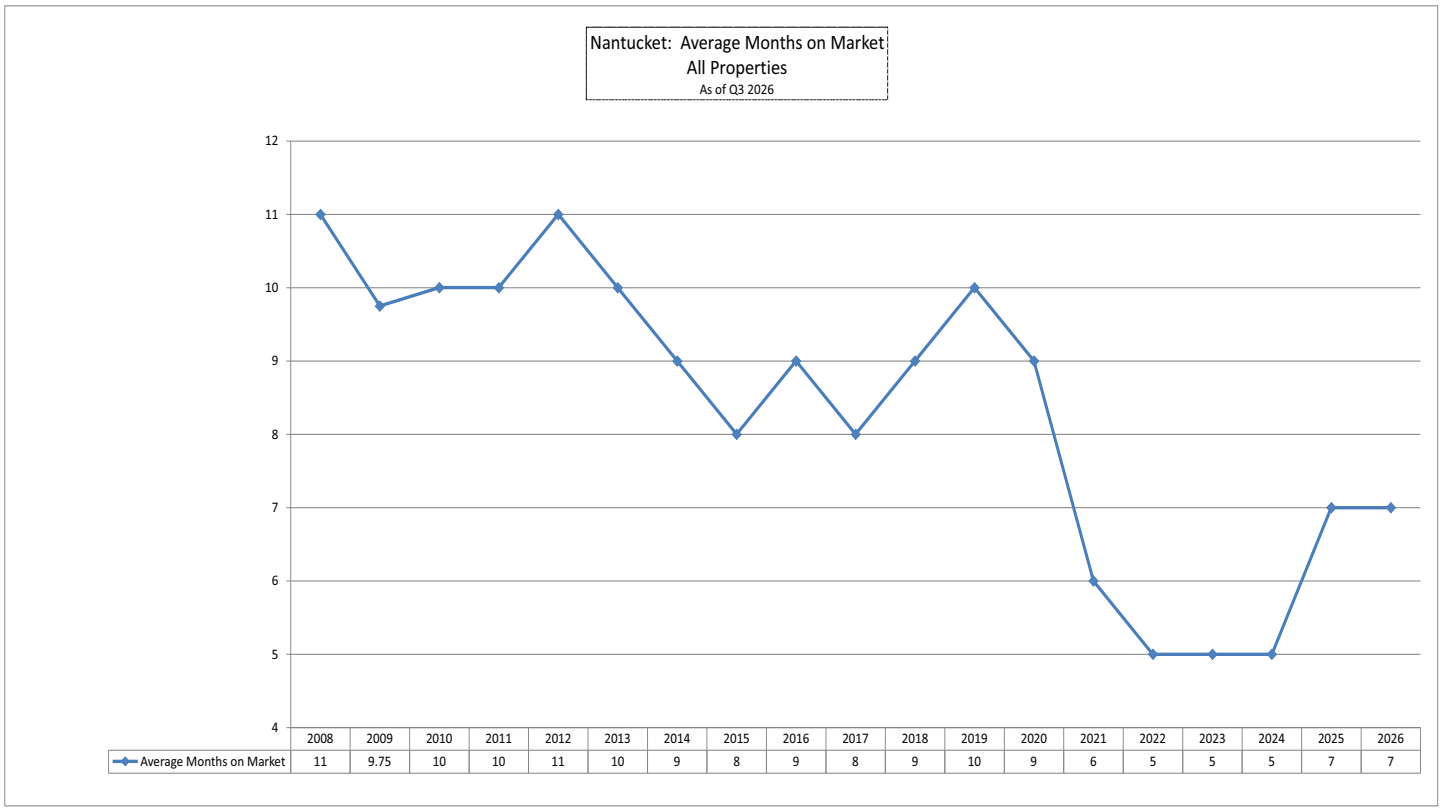


	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	$434	$694	$531	$809	$748	$1,005	$882	$972	$1,066	$1,202	$1,027	$1,895	$2,336	$1,672	$1,168	$1,362	$1,824	$981

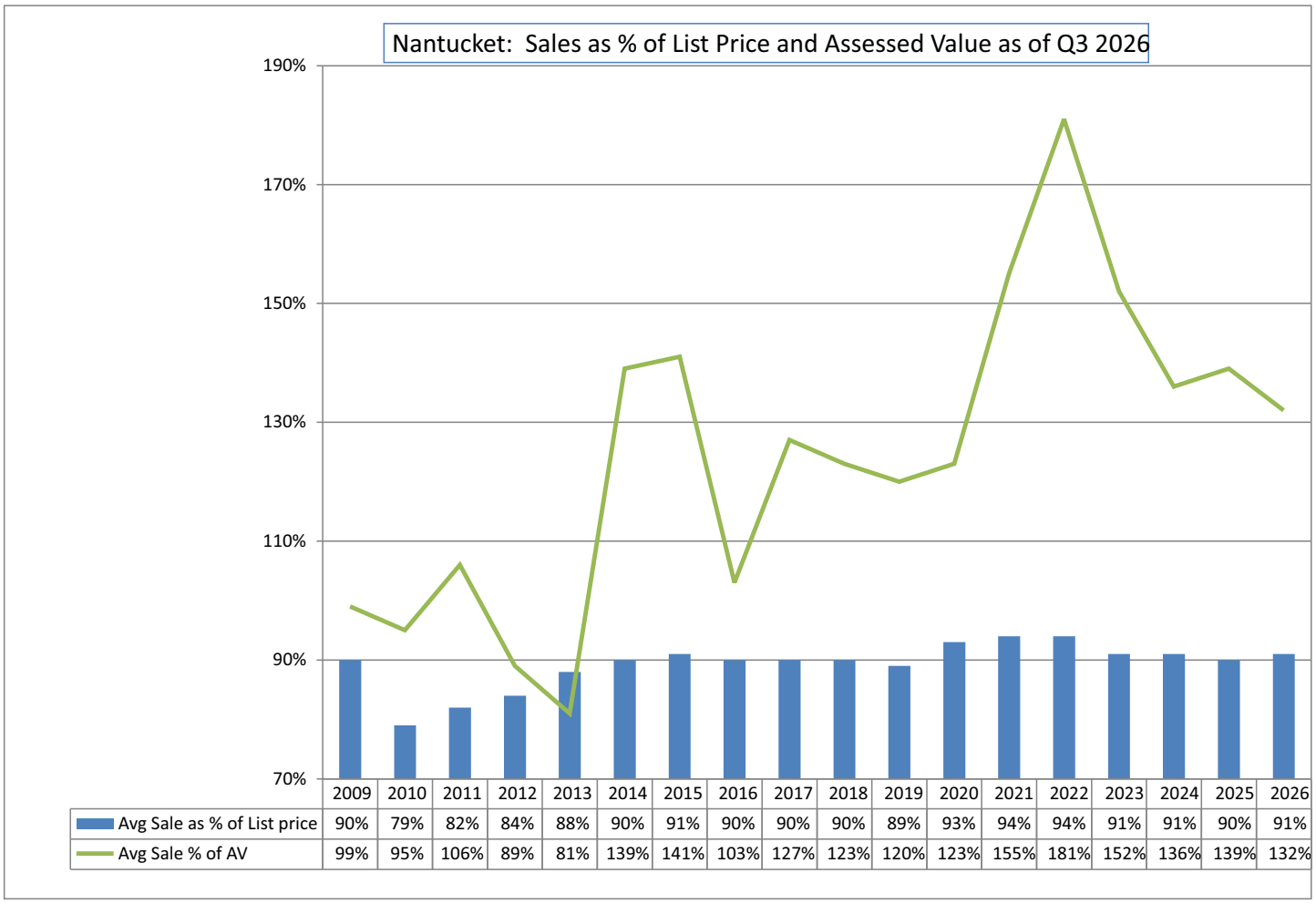



Nantucket Home Prices
(In 000's YTD)
As of Q3 2026
Avg Home ($OOO)
Median Home ($OOO)
6000
5000
4000
3000
2000
1000
0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026
1945 970
1970 1100
1528 1013
1666 1050
1726 999
2124 1400
2133 1525
2276 1525
2373 1600
2615 1750
2440 1670
3225 2434
3436 2588
4143 3000
4281 3000
4566 3648
4914 3495
4609 3700

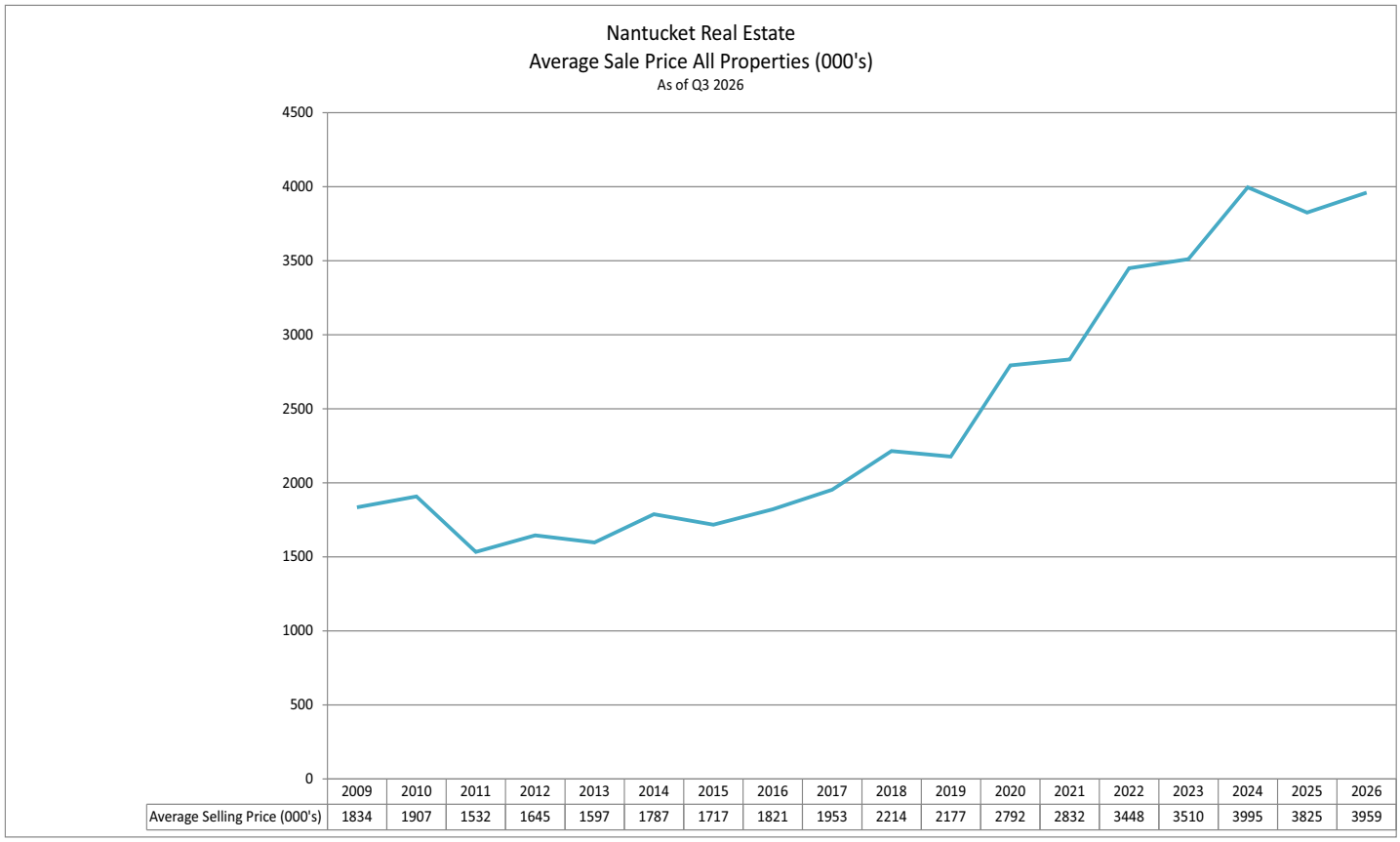

Nantucket: Lot Prices
(In 000's YTD)
As of Q3 2026
Avg Lot ($OOO)
Median Lot ($OOO)
3500
3000
2500
2000
1500
1000
500
0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026
970 700
1095 845
1769 970
1483 750
1258 688
1130 730
965 668
1027 800
811 660
1756 920
1453 975
1521 975
1437 1100
2519 1700
1960 1450
3029 2550
1930 1500
2013 1479



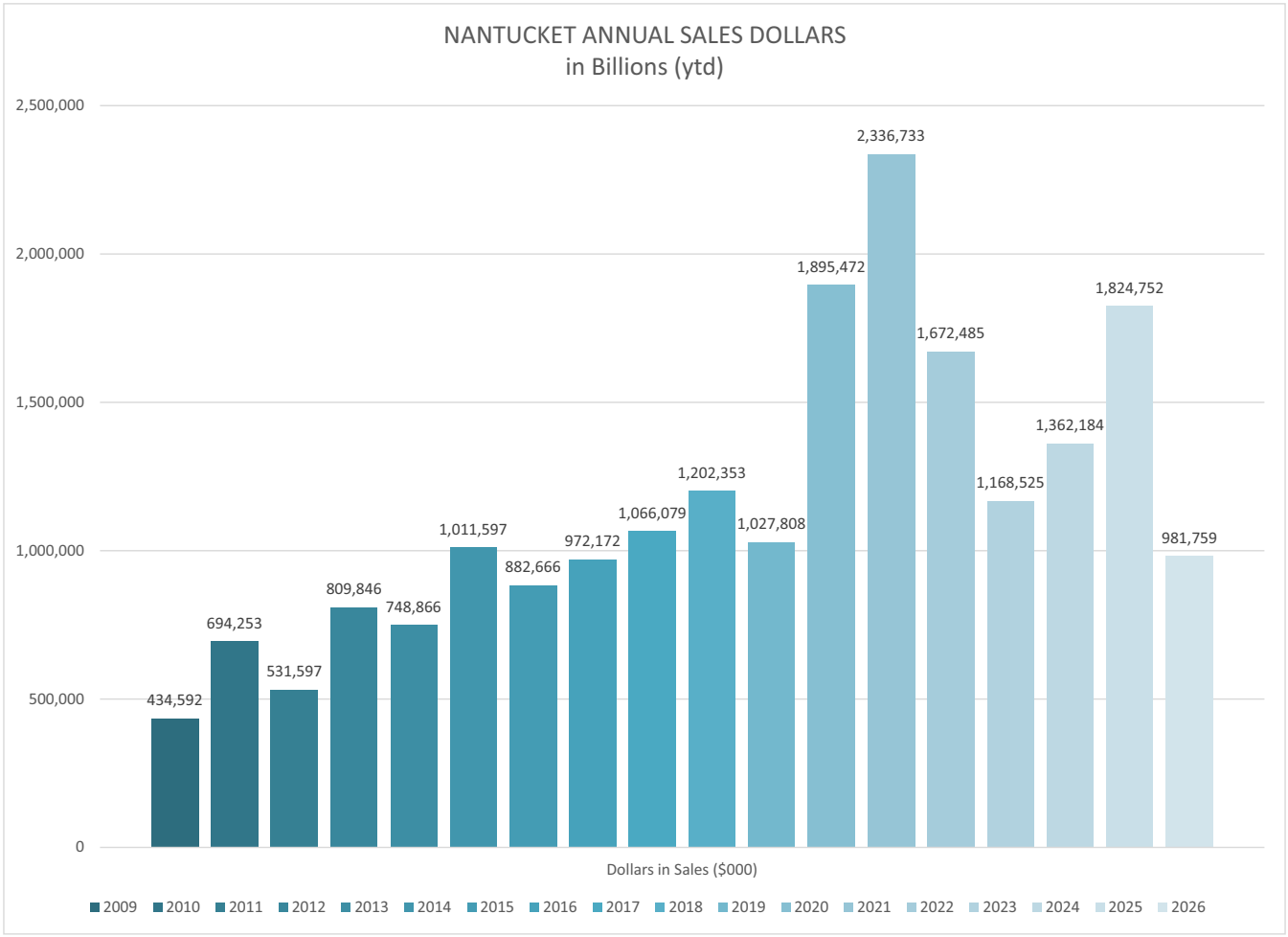
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Months on Market	11	9.75	10	10	11	10	9	8	9	8	9	10	9	6	5	5	5	7	7



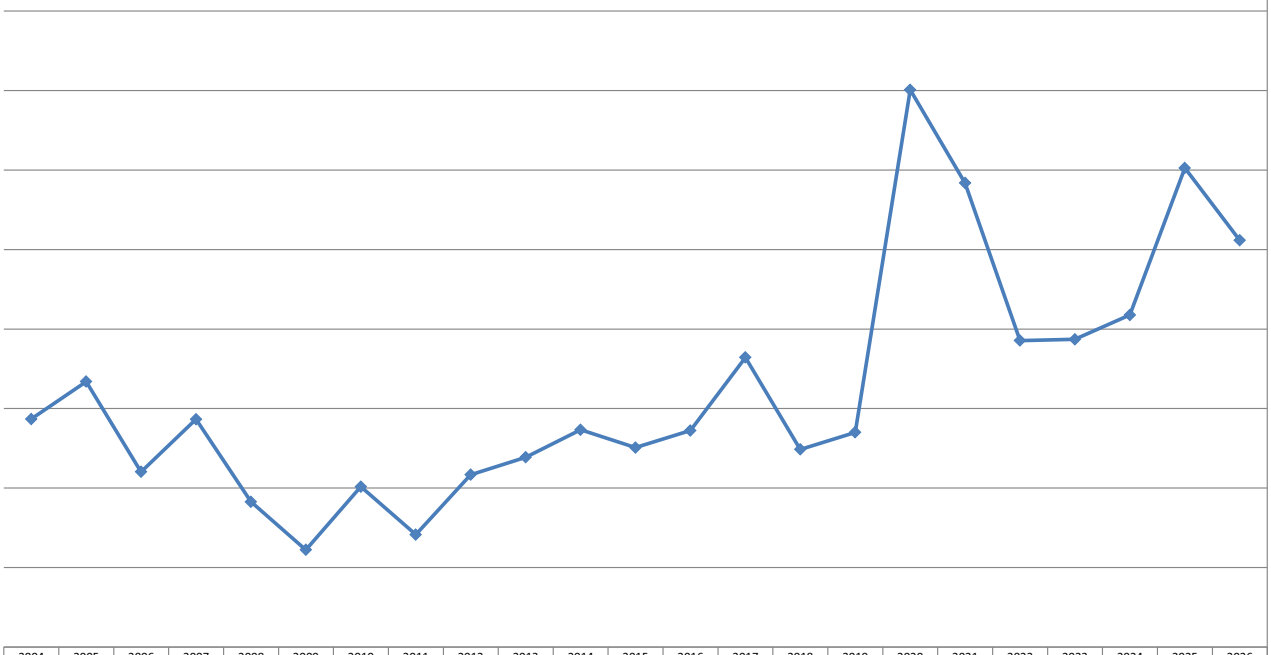
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Avg Sale as % of List price	90%	79%	82%	84%	88%	90%	91%	90%	90%	90%	89%	93%	94%	94%	91%	91%	90%	91%
Avg Sale % of AV	99%	95%	106%	89%	81%	139%	141%	103%	127%	123%	120%	123%	155%	181%	152%	136%	139%	132%



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Average Selling Price (000's)	1834	1907	1532	1645	1597	1787	1717	1821	1953	2214	2177	2792	2832	3448	3510	3995	3825	3959

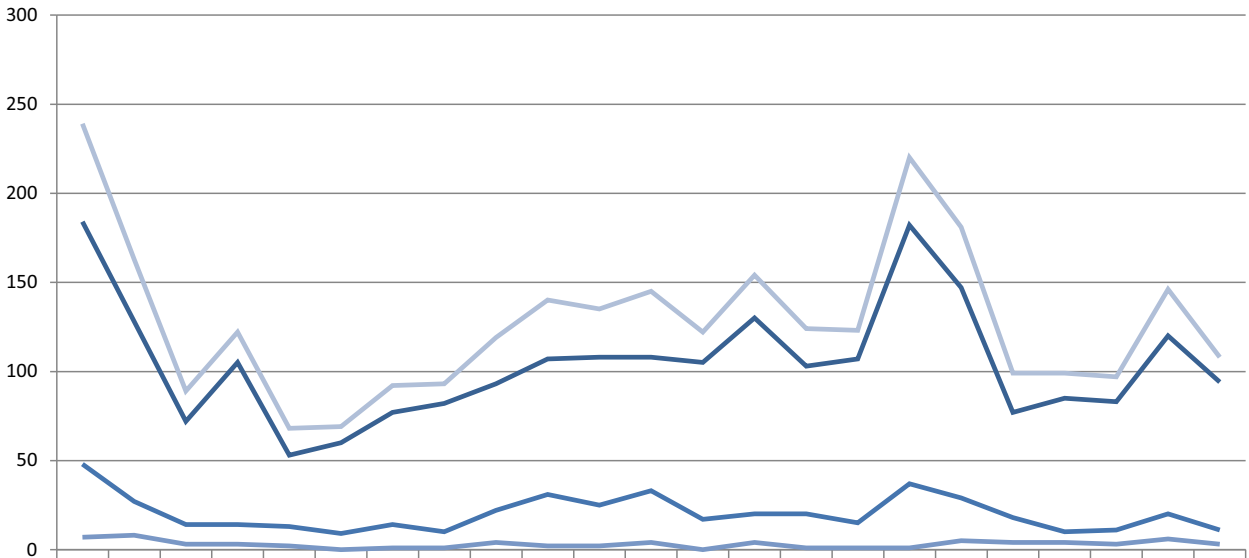


Nantucket
3rd Quarter Comparison
Sales Dollars in Millions

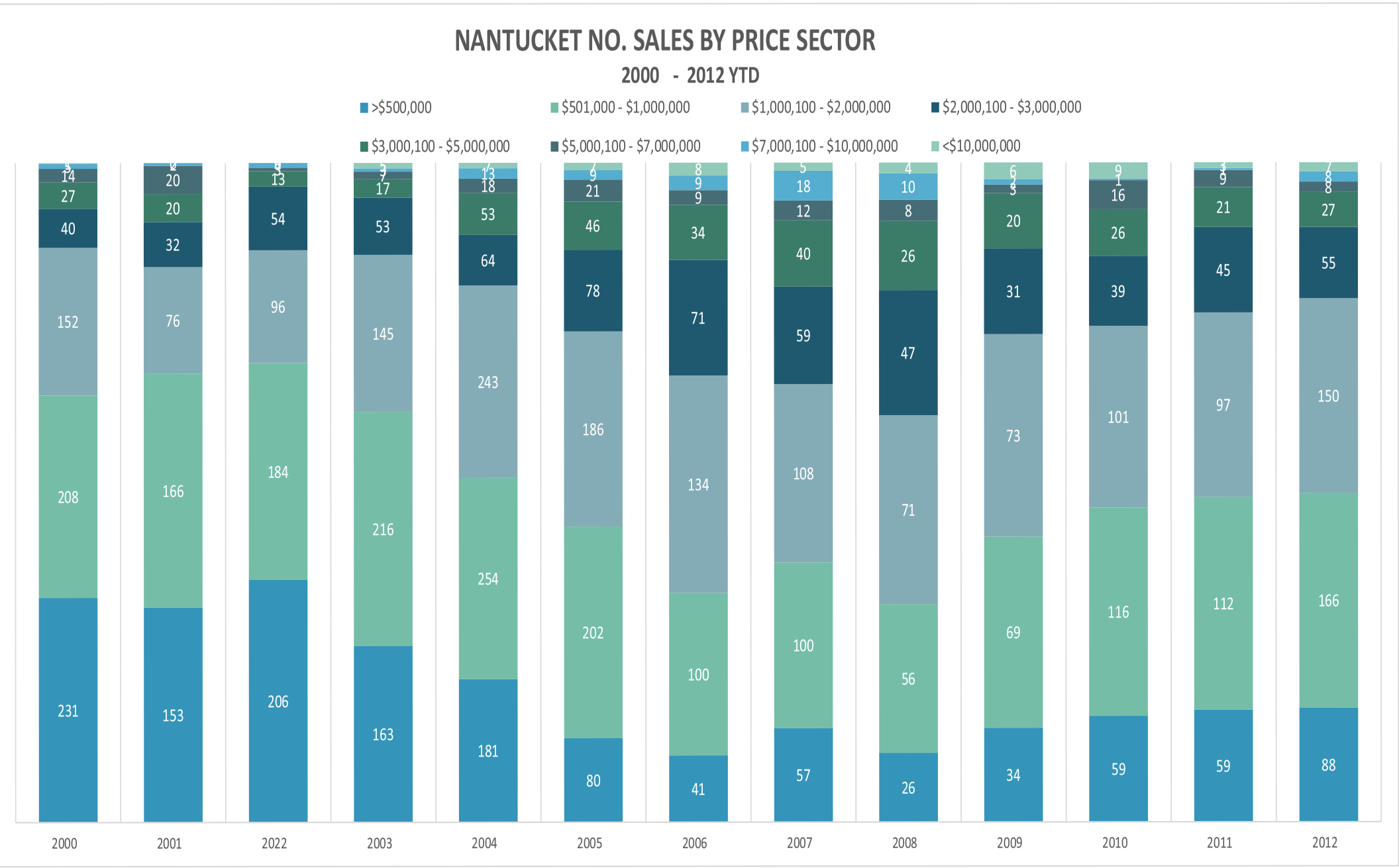


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Dollars 3rd Q. (000's)	$286,657	$333,835	$220,208	$286,437	$182,479	$122,162	$201,625	$141,263	$216,614	$238,599	$273,121	$250,775	$272,242	$364,153	$248,428	$269,878	$700,860	$583,475	$385,381	$386,993	$417,530	$602,418	$511,614

Nantucket 3rd Quarter Sales Comparison

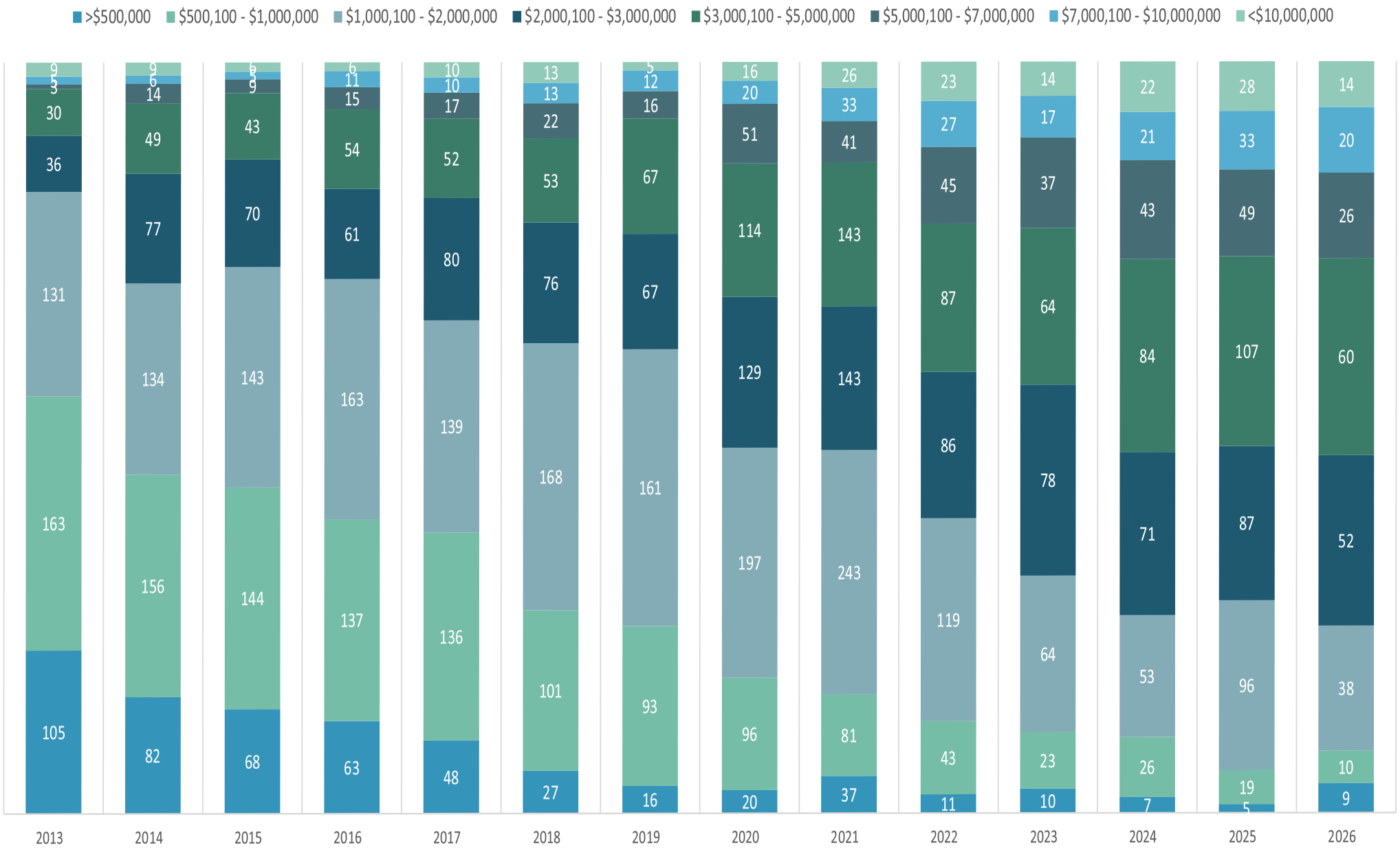


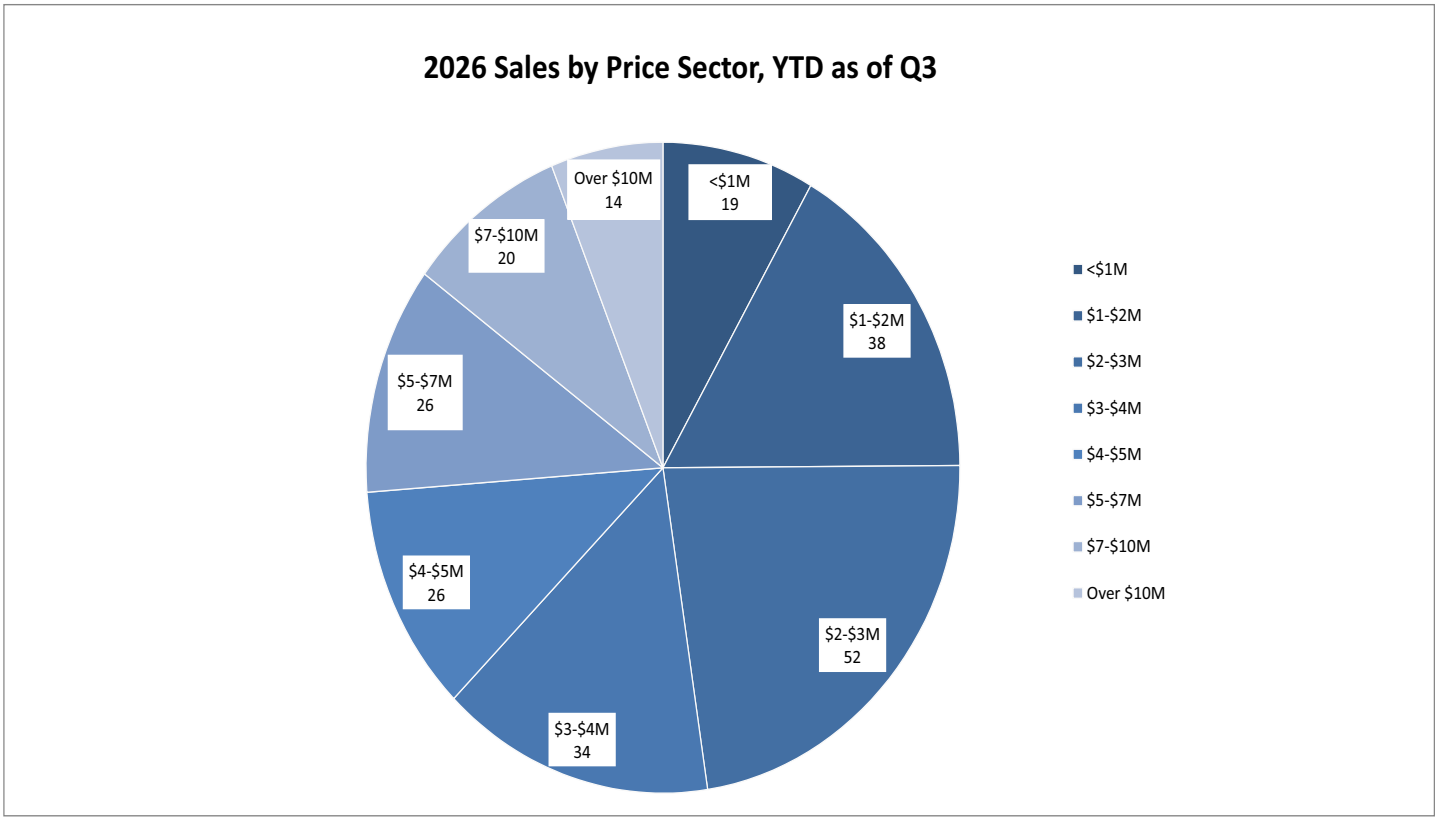
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Houses	184	128	72	105	53	60	77	82	93	107	108	108	105	130	103	107	182	147	77	85	83	120	94
Land	48	27	14	14	13	9	14	10	22	31	25	33	17	20	20	15	37	29	18	10	11	20	11
Commercial	7	8	3	3	2	0	1	1	4	2	2	4	0	4	1	1	1	5	4	4	3	6	3
Total	239	163	89	122	68	69	92	93	119	140	135	145	122	154	124	123	220	181	99	99	97	146	108

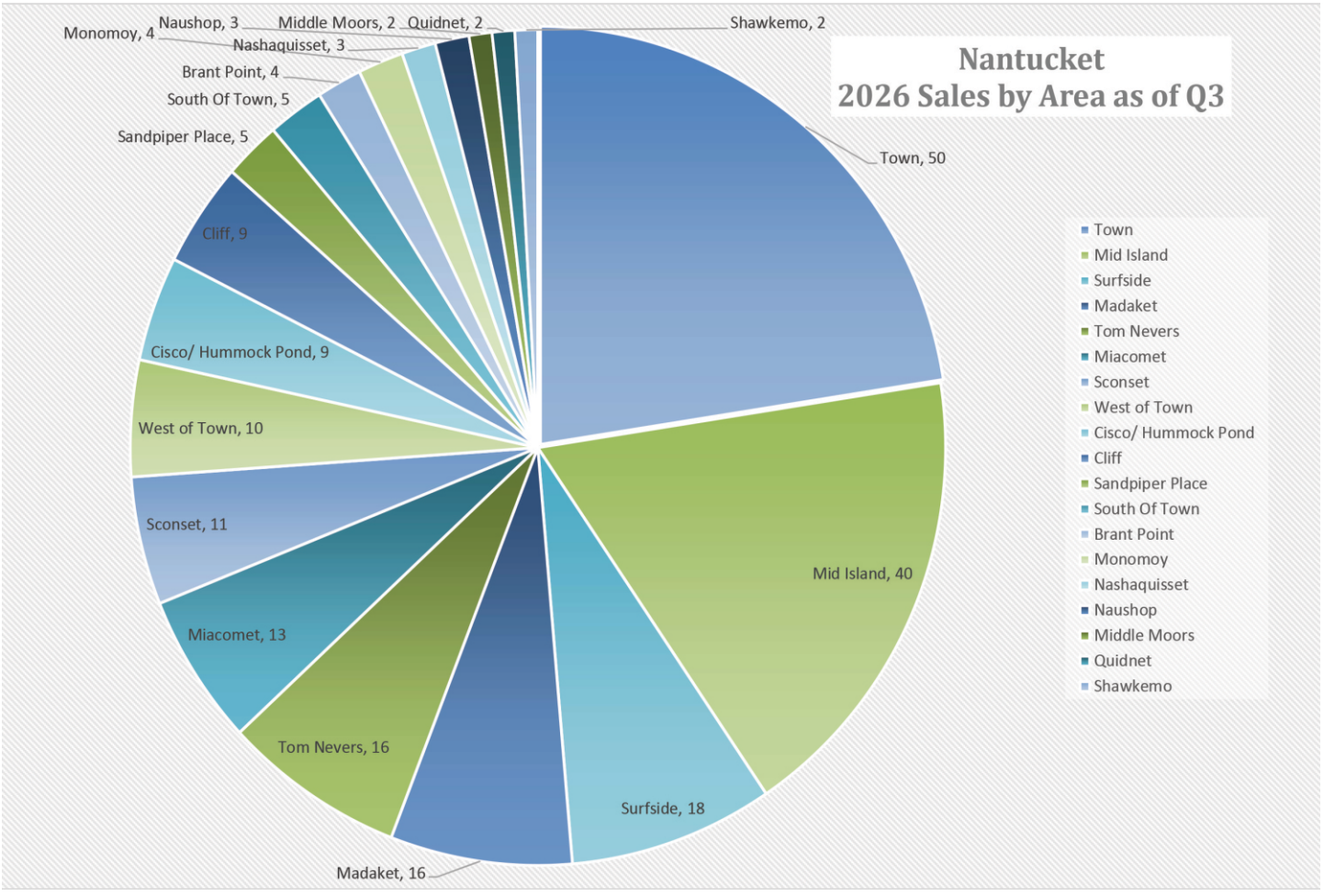

NANTUCKET NO. SALES BY PRICE SECTOR
2000 - 2012 YTD
>$500,000
$501,000 - $1,000,000
$1,000,100 - $2,000,000
$2,000,100 - $3,000,000
$3,000,100 - $5,000,000
$5,000,100 - $7,000,000
$7,000,100 - $10,000,000
<$10,000,000
2000
2001
2022
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012

NANTUCKET NO. SALES BY PRICE SECTOR

2013 -2026 YTD




2026 Sales by Price Sector, YTD as of Q3
<$1M 19
$1-$2M 38
$2-$3M 52
$3-$4M 34
$4-$5M 26
$5-$7M 26
$7-$10M 20
Over $10M 14
<$1M
$1-$2M
$2-$3M
$3-$4M
$4-$5M
$5-$7M
$7-$10M
Over $10M


Nantucket
2026 Sales by Area as of Q3
Town, 50
Mid Island, 40
Surfside, 18
Madaket, 16
Tom Nevers, 16
Miacomet, 13
Sconset, 11
West of Town, 10
Cisco/ Hummock Pond, 9
Cliff, 9
Sandpiper Place, 5
South Of Town, 5
Brant Point, 4
Monomoy, 4
Nashaquisset, 3
Naushop, 3
Middle Moors, 2
Quidnet, 2
Shawkemo, 2
Town
Mid Island
Surfside
Madaket
Tom Nevers
Miacomet
Sconset
West of Town
Cisco/ Hummock Pond
Cliff
Sandpiper Place
South Of Town
Brant Point
Monomoy
Nashaquisset
Naushop
Middle Moors
Quidnet
Shawkemo