

August 2019 Nantucket real estate sales saw a significant uptick in house transactions over August 2018. 41 houses sold compared with just 19 sales last August. August land sales were level with August 2018, but the year to date results are a bit skewed as a 36 lot Sconset subdivision sold in bulk in July 2018. Removing those sales from the totals, the 47 lot sales as of August 31, 2019 are running about average for eight months of sales. There was one commercial closing in August and commercial sales are having an excellent year.

Dollar volume is on track to finish over \$1 billion again, propelled by an active commercial sales market that offsets the decline in land dollar volume. House dollar volume, despite the decline on sales, is on par with 2018.

Total Sales as of August 31

	2014	2015	2016	2017	2018	14-18 AVG	2019
Houses	232	186	246	228	211	221	199
Land	51	62	38	37	88	55	47
Commercial	13	14	9	8	8	10	14
TOTAL	296	262	293	273	307	286	260

	2014	2015	2016	2017	2018	14-18 AVG	2019
Houses	\$397.84	\$391.15	\$474.81	\$532.14	\$461.16	\$448.99	\$462.61
Land	\$76.14	\$57.80	\$43.85	\$26.89	\$91.53	\$51.17	\$52.30
Commercial	\$26.63	\$40.44	\$17.54	\$10.38	\$15.37	\$23.75	\$64.34
TOTAL	\$500.61	\$489.39	\$536.20	\$569.41	\$568.06	\$523.90	\$579.25

House Sales as of July 31

Sales Price	2018	2019	19 v 18	14-18 AVG	2019	19 v AVG
< \$1M	57	45	-12	80	45	-35
\$1M - \$2M	80	75	-5	67	75	8
\$2M - \$3M	34	33	-1	33	33	0
\$3M - \$4M	14	21	7	16	21	5
\$4M - \$6M	15	12	-3	13	12	-1
\$6M - \$10M	7	11	4	7	11	4
>\$10M	4	2	-2	4	2	-2
TOTAL	211	199	-12	221	199	-22

Land Sales as of July 31

Sales Price	2018	2019	19 v 18	14-18 AVG	2019	19 v AVG
< \$500K	18	12	-6	15	12	-3
\$500K - \$1M	51	14	-37	24	14	-10
\$1M - \$1.5M	5	11	6	6	11	5
\$1.5M - \$2M	4	3	-1	3	3	0
\$2M - \$3M	4	4	0	3	4	1
>\$3M	6	3	-3	3	3	0
TOTAL	88	47	-41	55	47	-8