

# Statistics for 1/1/2023 through 1/31/2023

<b>Martha's Vineyard</b>		Absorption Rate: 3 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	19	\$15,000,000	\$2,920,295	\$1,950,000	154%
New Listings	18	\$11,250,000	\$2,360,500	\$1,745,000	166%
Inventory	79	\$24,000,000	\$3,956,316	\$3,000,000	229%

<b>Vineyard Haven</b>		Absorption Rate: 4 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	4	\$1,200,000	\$1,043,750	\$1,029,500	143%
New Listings	5	\$1,950,000	\$1,178,000	\$995,000	169%
Inventory	16	\$9,950,000	\$2,777,375	\$1,722,500	165%

<b>Edgartown</b>		Absorption Rate: 3 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	5	\$15,000,000	\$5,234,122	\$2,220,608	172%
New Listings	6	\$11,250,000	\$4,004,833	\$2,499,500	143%
Inventory	31	\$9,995,000	\$4,149,065	\$3,650,000	276%

<b>Oak Bluffs</b>		Absorption Rate: 2 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	5	\$2,675,000	\$1,544,000	\$1,575,000	155%
New Listings	1	\$995,000	\$995,000	\$995,000	148%
Inventory	14	\$9,750,000	\$2,785,357	\$1,917,500	256%

<b>West Tisbury</b>		Absorption Rate: 3 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	2	\$2,200,000	\$2,110,000	\$2,110,000	151%
New Listings	5	\$2,500,000	\$1,776,000	\$1,795,000	184%

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Inventory	12	\$24,000,000	\$6,608,750	\$3,835,000	194%
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<b>Chilmark</b>		Absorption Rate: 1 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$3,500,000	\$3,500,000	\$3,500,000	72%
New Listings	1	\$2,695,000	\$2,695,000	\$2,695,000	214%
Inventory	3	\$4,400,000	\$3,030,000	\$2,695,000	211%

<b>Aquinnah</b>		Absorption Rate: 1 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	2	\$6,150,000	\$4,850,000	\$4,850,000	165%
New Listings	0				
Inventory	3	\$7,500,000	\$4,033,333	\$2,950,000	136%