

Statistics for 1/1/2024 through 1/31/2024

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$5,500,000	\$2,726,591	\$2,207,500	141%
New Listings	17	\$5,100,000	\$2,142,353	\$2,050,000	152%
Inventory	101	\$26,500,000	\$3,935,792	\$2,675,000	206%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$5,500,000	\$2,765,000	\$2,300,000	120%
New Listings	1	\$1,200,000	\$1,200,000	\$1,200,000	164%
Inventory	15	\$4,995,000	\$2,101,867	\$1,495,000	150%

Edgartown		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$5,150,000	\$3,475,000	\$3,475,000	142%
New Listings	6	\$3,235,000	\$2,085,000	\$2,150,000	143%
Inventory	47	\$14,950,000	\$5,015,872	\$3,990,000	244%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,350,000	\$1,045,000	\$1,045,000	145%
New Listings	4	\$3,000,000	\$1,586,250	\$1,247,500	186%
Inventory	23	\$11,000,000	\$2,517,128	\$1,999,000	205%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,207,500	\$1,853,750	\$1,853,750	95%
New Listings	5	\$3,350,000	\$2,253,000	\$2,100,000	125%

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Inventory	12	\$26,500,000	\$4,616,917	\$2,542,500	146%
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Chilmark		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$5,000,000	\$4,475,000	\$4,475,000	204%
New Listings	1	\$5,100,000	\$5,100,000	\$5,100,000	176%
Inventory	2	\$6,800,000	\$4,474,500	\$4,474,500	182%

Aquinnah		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	2	\$4,500,000	\$3,997,500	\$3,997,500	155%