

Statistics for 1/1/2025 through 1/31/2025

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	25	\$5,500,000	\$2,193,900	\$1,750,000	232%
New Listings	13	\$32,500,000	\$6,941,692	\$1,895,000	135%
Inventory	97	\$32,500,000	\$4,486,433	\$2,950,000	174%

Vineyard Haven		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,600,000	\$1,661,667	\$1,260,000	114%
New Listings	4	\$1,895,000	\$1,502,500	\$1,660,000	151%
Inventory	16	\$4,995,000	\$2,163,563	\$1,810,000	216%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$5,500,000	\$3,021,222	\$3,305,000	434%
New Listings	4	\$19,900,000	\$9,498,500	\$8,497,000	140%
Inventory	36	\$19,900,000	\$6,187,222	\$4,647,500	188%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$2,300,000	\$1,385,929	\$1,306,000	120%
New Listings	1	\$1,995,000	\$1,995,000	\$1,995,000	144%
Inventory	20	\$13,200,000	\$2,399,450	\$1,762,500	155%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,895,000	\$1,994,000	\$1,750,000	114%
New Listings	3	\$8,995,000	\$3,914,333	\$1,499,000	108%

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Inventory	10	\$8,995,000	\$2,899,800	\$1,999,500	120%
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Chilmark		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,000,000	\$3,000,000	\$3,000,000	142%
New Listings	1	\$32,500,000	\$32,500,000	\$32,500,000	119%
Inventory	10	\$32,500,000	\$8,330,000	\$3,622,500	167%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	5	\$4,300,000	\$3,508,000	\$3,950,000	146%