

Statistics for 1/1/2026 through 1/31/2026

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	21	\$24,000,000	\$3,206,905	\$1,575,000	141%
New Listings	18	\$12,500,000	\$3,256,889	\$2,297,500	152%
Inventory	113	\$22,950,000	\$3,369,575	\$2,295,000	169%

Vineyard Haven		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$6,825,000	\$2,539,000	\$1,560,000	103%
New Listings	5	\$6,825,000	\$3,332,000	\$2,495,000	137%
Inventory	25	\$10,500,000	\$2,599,760	\$2,250,000	180%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$24,000,000	\$5,625,857	\$2,500,000	192%
New Listings	8	\$3,495,000	\$2,014,875	\$1,850,000	182%
Inventory	36	\$10,850,000	\$3,481,778	\$2,825,000	177%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$1,600,000	\$1,334,857	\$1,400,000	115%
New Listings	2	\$2,900,000	\$2,097,500	\$2,097,500	121%
Inventory	23	\$6,395,000	\$1,829,783	\$1,435,000	164%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$12,500,000	\$12,500,000	\$12,500,000	119%

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Inventory	14	\$22,950,000	\$5,194,571	\$2,645,000	153%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$4,350,000	\$4,350,000	\$4,350,000	114%
New Listings	2	\$7,350,000	\$4,575,000	\$4,575,000	116%
Inventory	12	\$14,500,000	\$5,586,667	\$3,597,500	149%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,575,000	\$1,575,000	\$1,575,000	
New Listings	0				
Inventory	3	\$3,350,000	\$2,858,333	\$2,950,000	167%