

## Statistics for 2/1/2023 through 2/28/2023

<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	15	\$3,550,000	\$1,665,696	\$1,490,000	161%
New Listings	16	\$5,700,000	\$1,929,306	\$1,772,500	254%
Inventory	69	\$9,995,000	\$3,456,810	\$2,750,000	260%

<b>Vineyard Haven</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	\$1,850,000	\$1,371,088	\$1,500,000	150%
New Listings	2	\$1,795,000	\$1,510,000	\$1,510,000	148%
Inventory	10	\$9,950,000	\$3,630,400	\$2,324,500	159%

<b>Edgartown</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	3	\$3,550,000	\$2,533,333	\$2,950,000	166%
New Listings	1	\$5,700,000	\$5,700,000	\$5,700,000	305%
Inventory	27	\$9,995,000	\$4,170,259	\$3,950,000	303%

<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	4	\$1,490,000	\$1,283,750	\$1,322,500	161%
New Listings	7	\$2,750,000	\$1,321,986	\$949,000	327%
Inventory	14	\$7,300,000	\$2,356,350	\$1,942,500	330%

<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	3	\$2,800,000	\$1,798,333	\$1,500,000	174%
New Listings	3	\$2,200,000	\$1,831,667	\$1,795,000	186%

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Inventory	12	\$8,500,000	\$2,786,250	\$1,915,000	213%
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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	0				
New Listings	2	\$2,400,000	\$2,075,000	\$2,075,000	333%
Inventory	3	\$4,400,000	\$3,165,000	\$2,695,000	270%

<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	0				
New Listings	1	\$3,250,000	\$3,250,000	\$3,250,000	179%
Inventory	3	\$7,500,000	\$4,566,667	\$3,250,000	146%