

Statistics for 2/1/2024 through 2/29/2024

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	18	\$4,465,000	\$2,023,358	\$1,761,463	128%
New Listings	17	\$5,775,000	\$2,413,765	\$1,675,000	187%
Inventory	100	\$26,500,000	\$3,952,330	\$2,497,500	203%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$1,755,000	\$1,226,667	\$1,075,000	128%
New Listings	3	\$1,200,000	\$1,016,333	\$999,000	133%
Inventory	14	\$4,995,000	\$2,015,857	\$1,392,000	142%

Edgartown		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$4,465,000	\$3,143,000	\$2,950,000	154%
New Listings	6	\$5,775,000	\$3,167,500	\$2,867,500	285%
Inventory	50	\$14,950,000	\$4,893,800	\$3,982,500	251%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$3,475,000	\$1,621,930	\$1,400,000	113%
New Listings	4	\$4,200,000	\$1,916,250	\$1,367,500	129%
Inventory	21	\$11,000,000	\$2,580,431	\$1,999,000	173%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,925,000	\$2,025,000	\$2,025,000	116%
New Listings	4	\$5,495,000	\$2,828,750	\$2,072,500	139%

Statistics for 2/1/2024 through 2/29/2024

Inventory	12	\$26,500,000	\$4,556,917	\$2,297,500	148%
-----------	----	--------------	-------------	-------------	------

Chilmark		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	2	\$6,800,000	\$4,474,500	\$4,474,500	159%

Aquinnah		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	1	\$4,500,000	\$4,500,000	\$4,500,000	148%