

Statistics for 2/1/2025 through 2/28/2025

Martha's Vineyard			Absorption Rate: 3 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$8,250,000	\$1,867,300	\$1,495,000	147%
New Listings	19	\$3,950,000	\$1,904,655	\$1,695,000	141%
Inventory	93	\$19,900,000	\$4,026,188	\$2,699,000	161%

Vineyard Haven			Absorption Rate: 4 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$1,495,000	\$1,090,000	\$1,250,000	149%
New Listings	2	\$1,995,000	\$1,535,000	\$1,535,000	159%
Inventory	13	\$3,800,000	\$2,061,692	\$1,899,000	173%

Edgartown			Absorption Rate: 3 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$8,250,000	\$3,480,000	\$2,085,000	112%
New Listings	8	\$3,900,000	\$2,173,125	\$1,985,000	139%
Inventory	37	\$19,900,000	\$5,788,784	\$4,150,000	173%

Oak Bluffs			Absorption Rate: 3 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$1,900,000	\$1,156,900	\$1,055,000	207%
New Listings	6	\$3,950,000	\$1,602,241	\$1,205,056	135%
Inventory	23	\$13,200,000	\$2,337,845	\$1,750,000	152%

West Tisbury			Absorption Rate: 2 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,400,000	\$1,678,333	\$1,645,000	111%
New Listings	1	\$2,975,000	\$2,975,000	\$2,975,000	111%

Statistics for 2/1/2025 through 2/28/2025

Inventory	8	\$8,995,000	\$3,332,250	\$2,922,500	121%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	2	\$1,695,000	\$1,572,500	\$1,572,500	161%
Inventory	7	\$16,500,000	\$5,068,571	\$3,295,000	163%

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%