

## Statistics for 2/1/2026 through 2/28/2026

<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	\$4,895,000	\$2,262,167	\$1,817,500	188%
New Listings	7	\$5,995,000	\$2,534,286	\$1,800,000	135%
Inventory	92	\$22,950,000	\$3,455,402	\$2,347,500	167%

<b>Vineyard Haven</b>		Absorption Rate: 8 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	4	\$4,895,000	\$2,870,000	\$2,875,000	354%
New Listings	3	\$3,250,000	\$1,933,333	\$1,350,000	139%
Inventory	25	\$10,500,000	\$2,468,240	\$2,150,000	162%

<b>Edgartown</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	\$3,600,000	\$2,335,625	\$2,146,250	124%
New Listings	0				
Inventory	23	\$10,850,000	\$4,045,652	\$2,999,000	192%

<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	\$2,000,000	\$1,590,000	\$1,750,000	144%
New Listings	3	\$5,995,000	\$2,996,667	\$1,800,000	129%
Inventory	18	\$6,395,000	\$2,108,722	\$1,624,500	173%

<b>West Tisbury</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	3	\$4,150,000	\$2,250,000	\$1,525,000	113%
New Listings	1	\$2,950,000	\$2,950,000	\$2,950,000	141%

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Inventory	11	\$22,950,000	\$4,747,636	\$2,690,000	128%
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<b>Chilmark</b>		Absorption Rate: 6 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	0				
Inventory	13	\$14,500,000	\$5,179,615	\$3,200,000	152%

<b>Aquinnah</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	0				
New Listings	0				
Inventory	2	\$3,350,000	\$2,812,500	\$2,812,500	204%