

Statistics for 3/1/2023 through 3/31/2023

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	34	\$14,000,000	\$2,311,912	\$1,445,000	176%
New Listings	29	\$22,500,000	\$3,117,103	\$1,600,000	200%
Inventory	77	\$22,500,000	\$3,652,362	\$2,750,000	258%

Vineyard Haven		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,600,000	\$1,035,000	\$1,005,000	153%
New Listings	4	\$4,450,000	\$2,118,750	\$1,462,500	121%
Inventory	8	\$9,950,000	\$4,070,000	\$3,572,500	139%

Edgartown		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$14,000,000	\$3,241,333	\$1,770,000	177%
New Listings	8	\$4,995,000	\$2,549,875	\$2,297,500	295%
Inventory	29	\$9,995,000	\$3,968,690	\$3,650,000	320%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,700,000	\$1,015,833	\$920,000	228%
New Listings	9	\$3,450,000	\$1,703,111	\$1,250,000	150%
Inventory	19	\$7,300,000	\$2,174,784	\$1,900,000	284%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$5,500,000	\$2,811,000	\$2,100,000	141%
New Listings	3	\$14,000,000	\$5,633,000	\$1,600,000	201%

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Inventory	11	\$14,000,000	\$3,779,000	\$1,835,000	202%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,875,000	\$1,812,500	\$1,812,500	212%
New Listings	4	\$22,500,000	\$6,736,250	\$1,625,000	177%
Inventory	6	\$22,500,000	\$5,773,333	\$2,547,500	231%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$2,350,000	\$2,350,000	\$2,350,000	252%
Inventory	4	\$7,500,000	\$4,012,500	\$3,100,000	173%