

## Statistics for 3/1/2024 through 3/31/2024

<b>Martha's Vineyard</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	14	\$3,350,000	\$1,391,507	\$1,182,500	121%
New Listings	20	\$12,500,000	\$2,250,800	\$1,497,500	141%
Inventory	103	\$26,500,000	\$3,958,009	\$2,500,000	195%

<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	3	\$1,140,000	\$955,000	\$925,000	108%
New Listings	3	\$3,149,000	\$2,391,333	\$2,075,000	153%
Inventory	11	\$4,995,000	\$2,336,082	\$1,950,000	140%

<b>Edgartown</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	2	\$3,350,000	\$2,137,500	\$2,137,500	149%
New Listings	5	\$12,500,000	\$3,627,000	\$1,520,000	136%
Inventory	48	\$14,950,000	\$5,114,562	\$4,275,000	241%

<b>Oak Bluffs</b>		Absorption Rate: 5 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	7	\$1,645,000	\$1,195,714	\$1,225,000	118%
New Listings	7	\$1,500,000	\$1,098,857	\$1,065,000	126%
Inventory	26	\$11,000,000	\$2,268,540	\$1,725,000	164%

<b>West Tisbury</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	2	\$2,300,000	\$1,985,550	\$1,985,550	121%
New Listings	3	\$2,950,000	\$1,963,333	\$1,495,000	134%

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Inventory	12	\$26,500,000	\$4,547,750	\$2,672,500	145%
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<b>Chilmark</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	0				
New Listings	2	\$3,800,000	\$3,062,500	\$3,062,500	184%
Inventory	4	\$6,800,000	\$3,768,500	\$3,062,500	172%

<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	\$4,500,000	\$3,925,000	\$3,925,000	152%