

## Statistics for 3/1/2025 through 3/31/2025

Martha's Vineyard			Absorption Rate: 5 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$4,650,000	\$2,169,850	\$1,300,000	169%
New Listings	47	\$14,000,000	\$3,254,064	\$2,349,000	136%
Inventory	120	\$19,900,000	\$3,907,658	\$2,497,500	145%

Vineyard Haven			Absorption Rate: 6 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$2,860,000	\$1,702,875	\$1,587,500	138%
New Listings	8	\$3,195,000	\$1,735,000	\$1,450,000	132%
Inventory	18	\$3,800,000	\$2,017,444	\$1,897,000	163%

Edgartown			Absorption Rate: 6 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$4,650,000	\$3,250,000	\$3,900,000	232%
New Listings	19	\$9,995,000	\$2,987,000	\$2,100,000	132%
Inventory	49	\$19,900,000	\$4,936,796	\$2,999,000	147%

Oak Bluffs			Absorption Rate: 3 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$4,450,000	\$1,799,063	\$1,058,125	144%
New Listings	9	\$10,500,000	\$3,742,111	\$2,500,000	144%
Inventory	27	\$13,200,000	\$2,882,407	\$1,995,000	137%

West Tisbury			Absorption Rate: 4 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,175,000	\$1,145,000	\$1,145,000	111%
New Listings	6	\$4,395,000	\$2,296,667	\$2,045,000	126%

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Inventory	12	\$8,995,000	\$2,932,750	\$2,345,000	123%
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Chilmark		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	5	\$14,000,000	\$6,969,800	\$2,950,000	152%
Inventory	10	\$16,500,000	\$6,193,900	\$2,950,000	154%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	4	\$4,300,000	\$3,936,250	\$3,972,500	146%