

# Statistics for 3/1/2026 through 3/31/2026

<b>Martha's Vineyard</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	21	\$15,000,000	\$3,986,357	\$1,705,000	108%
New Listings	45	\$16,900,000	\$3,268,131	\$2,350,000	139%
Inventory	125	\$22,950,000	\$3,598,391	\$2,475,000	155%

<b>Vineyard Haven</b>		Absorption Rate: 9 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	6	\$1,500,000	\$1,095,250	\$987,500	103%
New Listings	4	\$4,695,000	\$2,792,500	\$2,450,000	163%
Inventory	27	\$10,500,000	\$2,773,222	\$2,300,000	150%

<b>Edgartown</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	5	\$15,000,000	\$7,940,000	\$7,500,000	96%
New Listings	22	\$16,900,000	\$4,307,223	\$2,870,000	142%
Inventory	37	\$16,900,000	\$4,766,159	\$3,690,000	179%

<b>Oak Bluffs</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	5	\$2,900,000	\$1,802,400	\$1,775,000	111%
New Listings	14	\$5,695,000	\$2,311,714	\$1,780,000	132%
Inventory	30	\$6,395,000	\$2,232,233	\$1,757,500	149%

<b>West Tisbury</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	0				
New Listings	4	\$1,800,000	\$1,574,500	\$1,599,500	115%

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Inventory	15	\$22,950,000	\$3,884,800	\$1,800,000	123%
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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	3	\$10,500,000	\$6,770,000	\$6,100,000	130%
New Listings	1	\$2,475,000	\$2,475,000	\$2,475,000	154%
Inventory	13	\$14,500,000	\$5,066,154	\$2,475,000	138%

<b>Aquinnah</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	2	\$6,650,000	\$4,060,000	\$4,060,000	110%
New Listings	0				
Inventory	3	\$3,350,000	\$2,491,667	\$2,275,000	187%