

Statistics for 4/1/2022 through 4/30/2022

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	20	\$6,250,000	\$1,829,110	\$1,427,500	173%
New Listings	24	\$11,950,000	\$3,131,875	\$2,495,000	214%
Inventory	78	\$18,000,000	\$4,643,364	\$3,195,000	235%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,450,000	\$1,432,000	\$905,000	158%
New Listings	6	\$11,950,000	\$4,010,833	\$2,375,000	163%
Inventory	18	\$11,950,000	\$5,070,000	\$4,522,500	169%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$6,250,000	\$2,555,833	\$1,515,000	225%
New Listings	10	\$10,495,000	\$3,741,000	\$2,700,000	274%
Inventory	30	\$18,000,000	\$5,293,800	\$3,775,000	280%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$2,000,000	\$1,297,457	\$1,300,000	140%
New Listings	7	\$4,200,000	\$1,456,429	\$975,000	158%
Inventory	16	\$4,995,000	\$1,861,150	\$1,225,000	250%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,605,000	\$1,605,000	\$1,605,000	179%
New Listings	0				

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Inventory	6	\$8,500,000	\$4,356,667	\$3,197,500	210%
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Chilmark		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,400,000	\$3,400,000	\$3,400,000	
New Listings	1	\$3,495,000	\$3,495,000	\$3,495,000	160%
Inventory	5	\$15,000,000	\$8,669,000	\$6,750,000	228%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	3	\$8,495,000	\$4,281,667	\$3,000,000	167%