

## Statistics for 4/1/2023 through 4/30/2023

<b>Martha's Vineyard</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	26	\$12,600,000	\$2,761,385	\$1,725,000	151%
New Listings	25	\$12,995,000	\$3,234,880	\$2,000,000	173%
Inventory	80	\$22,500,000	\$3,879,887	\$2,722,500	243%

<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	7	\$4,450,000	\$1,767,143	\$1,075,000	118%
New Listings	6	\$4,250,000	\$2,349,000	\$1,839,500	197%
Inventory	11	\$9,950,000	\$3,537,182	\$2,650,000	164%

<b>Edgartown</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	9	\$12,600,000	\$4,755,111	\$2,290,000	154%
New Listings	5	\$2,450,000	\$1,908,800	\$1,750,000	174%
Inventory	30	\$9,995,000	\$3,928,233	\$3,625,000	283%

<b>Oak Bluffs</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	5	\$2,100,000	\$1,530,000	\$1,700,000	145%
New Listings	6	\$2,950,000	\$1,500,667	\$1,337,500	169%
Inventory	14	\$4,500,000	\$1,894,714	\$1,665,000	334%

<b>West Tisbury</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	5	\$2,200,000	\$1,796,000	\$1,795,000	198%
New Listings	2	\$4,000,000	\$3,347,500	\$3,347,500	125%

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Inventory	11	\$14,000,000	\$3,370,364	\$1,835,000	173%
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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	5	\$12,995,000	\$7,837,000	\$9,250,000	162%
Inventory	8	\$22,500,000	\$8,748,125	\$7,522,500	222%

<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	0				
New Listings	1	\$2,350,000	\$2,350,000	\$2,350,000	137%
Inventory	6	\$7,500,000	\$3,341,667	\$2,650,000	162%