

Statistics for 4/1/2024 through 4/30/2024

Martha's Vineyard		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	18	\$12,000,000	\$2,835,000	\$2,212,500	136%
New Listings	43	\$14,995,000	\$3,036,070	\$2,095,000	157%
Inventory	127	\$14,995,000	\$3,627,253	\$2,300,000	185%

Vineyard Haven		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$12,000,000	\$3,314,000	\$1,060,000	169%
New Listings	11	\$3,250,000	\$1,987,091	\$1,795,000	198%
Inventory	22	\$4,800,000	\$2,154,814	\$1,897,500	167%

Edgartown		Absorption Rate: 14 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$3,840,000	\$2,410,833	\$2,100,000	126%
New Listings	16	\$14,995,000	\$3,768,688	\$2,372,500	159%
Inventory	58	\$14,995,000	\$4,874,569	\$3,299,000	221%

Oak Bluffs		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,500,000	\$1,935,000	\$1,935,000	146%
New Listings	6	\$5,950,000	\$2,232,333	\$1,650,000	124%
Inventory	26	\$11,000,000	\$2,417,971	\$1,925,000	156%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,400,000	\$2,300,000	\$2,300,000	114%
New Listings	7	\$3,995,000	\$2,243,571	\$1,975,000	134%

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Inventory	13	\$3,595,000	\$2,261,385	\$1,975,000	136%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$4,900,000	\$4,650,000	\$4,650,000	103%
New Listings	3	\$12,500,000	\$6,431,667	\$3,800,000	134%
Inventory	6	\$12,500,000	\$5,069,167	\$3,397,500	151%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$2,225,000	\$2,225,000	\$2,225,000	123%
New Listings	0				
Inventory	2	\$4,500,000	\$3,925,000	\$3,925,000	152%