

## Statistics for 4/1/2025 through 4/30/2025

Martha's Vineyard			Absorption Rate: 8 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	20	\$15,000,000	\$3,155,395	\$1,856,250	114%
New Listings	54	\$19,900,000	\$3,944,667	\$2,575,000	140%
Inventory	145	\$19,900,000	\$3,691,558	\$2,550,000	144%

Vineyard Haven			Absorption Rate: 13 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,875,000	\$1,875,000	\$1,875,000	114%
New Listings	11	\$4,500,000	\$2,418,091	\$2,295,000	174%
Inventory	26	\$4,500,000	\$2,209,346	\$1,975,000	168%

Edgartown			Absorption Rate: 6 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$7,926,400	\$2,834,044	\$2,175,000	117%
New Listings	16	\$19,900,000	\$5,974,250	\$3,474,500	134%
Inventory	53	\$19,900,000	\$5,139,735	\$3,100,000	142%

Oak Bluffs			Absorption Rate: 7 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$1,100,000	\$805,000	\$675,000	120%
New Listings	9	\$10,500,000	\$2,966,111	\$2,285,000	147%
Inventory	29	\$13,200,000	\$2,882,069	\$2,375,000	139%

West Tisbury			Absorption Rate: 6 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$3,000,000	\$2,009,375	\$1,943,750	119%
New Listings	9	\$3,476,000	\$2,227,778	\$2,085,000	118%

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Inventory	19	\$8,995,000	\$2,740,684	\$2,495,000	121%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$15,000,000	\$12,262,500	\$12,262,500	80%
New Listings	6	\$14,000,000	\$6,148,333	\$4,685,000	137%
Inventory	13	\$12,750,000	\$4,095,308	\$2,950,000	161%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$749,000	\$749,000	\$749,000	132%
New Listings	3	\$2,900,000	\$2,396,667	\$2,395,000	122%
Inventory	5	\$4,300,000	\$3,307,000	\$3,950,000	147%