

## Statistics for 4/1/2026 through 4/30/2026

<b>Martha's Vineyard</b>		Absorption Rate: 7 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	15	\$15,000,000	\$2,728,600	\$1,775,000	115%
New Listings	61	\$35,000,000	\$4,235,557	\$2,595,000	141%
Inventory	151	\$35,000,000	\$4,036,139	\$2,500,000	153%

<b>Vineyard Haven</b>		Absorption Rate: 10 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	3	\$2,485,000	\$1,841,667	\$1,910,000	107%
New Listings	8	\$4,695,000	\$2,339,250	\$1,937,500	121%
Inventory	31	\$10,500,000	\$2,649,871	\$2,250,000	143%

<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	10	\$15,000,000	\$2,858,400	\$1,662,500	117%
New Listings	17	\$21,500,000	\$6,051,706	\$4,589,000	156%
Inventory	40	\$21,500,000	\$5,951,250	\$4,085,000	186%

<b>Oak Bluffs</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	1	\$1,070,000	\$1,070,000	\$1,070,000	100%
New Listings	16	\$5,695,000	\$2,492,000	\$1,822,500	141%
Inventory	36	\$6,395,000	\$2,460,806	\$1,815,000	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	6	\$7,300,000	\$3,140,833	\$2,150,000	112%

# Statistics for 4/1/2026 through 4/30/2026

Inventory	17	\$22,950,000	\$4,136,941	\$2,300,000	116%
-----------	----	--------------	-------------	-------------	------

<b>Chilmark</b>		Absorption Rate: 10 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$5,750,000	\$5,750,000	\$5,750,000	137%
New Listings	9	\$35,000,000	\$7,198,889	\$3,395,000	142%
Inventory	20	\$35,000,000	\$5,572,500	\$2,747,500	138%

<b>Aquinnah</b>		Absorption Rate: 7 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	\$3,495,000	\$2,653,800	\$2,950,000	150%
Inventory	7	\$3,495,000	\$2,699,143	\$2,950,000	165%