

Statistics for 5/1/2021 through 5/31/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	38	\$5,750,000	\$1,985,248	\$1,444,500	187%
New Listings	47	\$12,850,000	\$2,852,315	\$1,899,000	176%
Inventory	93	\$19,500,000	\$4,153,682	\$2,495,000	196%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$5,750,000	\$1,722,138	\$931,250	242%
New Listings	5	\$12,850,000	\$5,387,800	\$2,200,000	162%
Inventory	18	\$13,500,000	\$5,354,583	\$4,150,000	166%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$5,100,000	\$2,768,000	\$2,760,000	181%
New Listings	24	\$8,650,000	\$3,216,200	\$2,345,000	166%
Inventory	41	\$19,500,000	\$4,439,461	\$2,695,000	195%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$3,650,000	\$1,447,683	\$1,070,000	194%
New Listings	12	\$2,695,000	\$1,269,333	\$1,037,500	169%
Inventory	10	\$1,695,000	\$1,149,700	\$1,189,500	205%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$4,750,000	\$2,601,250	\$2,165,000	114%
New Listings	3	\$1,899,000	\$1,583,000	\$1,450,000	197%

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Inventory	7	\$8,750,000	\$2,845,571	\$1,899,000	167%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,555,125	\$1,555,125	\$1,555,125	146%
New Listings	3	\$4,250,000	\$3,316,667	\$2,950,000	289%
Inventory	13	\$13,100,000	\$5,279,077	\$4,195,000	267%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,550,000	\$1,550,000	\$1,150,000	126%
New Listings	0				
Inventory	4	\$3,000,000	\$1,962,000	\$1,749,500	140%