

## Statistics for 5/1/2022 through 5/31/2022

<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	34	\$14,000,000	\$2,334,456	\$1,484,500	161%
New Listings	42	\$26,500,000	\$3,989,071	\$2,850,000	231%
Inventory	96	\$26,500,000	\$4,828,301	\$3,322,500	246%

<b>Vineyard Haven</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	11	\$6,450,000	\$1,558,091	\$1,050,000	147%
New Listings	7	\$4,295,000	\$1,989,571	\$1,295,000	176%
Inventory	19	\$11,950,000	\$4,719,421	\$3,799,000	174%

<b>Edgartown</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	7	\$4,950,000	\$2,281,286	\$1,900,000	182%
New Listings	15	\$12,000,000	\$4,626,200	\$4,195,000	301%
Inventory	38	\$18,000,000	\$5,402,655	\$4,197,500	304%

<b>Oak Bluffs</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	6	\$1,500,000	\$784,333	\$637,500	149%
New Listings	12	\$3,200,000	\$1,771,333	\$1,572,500	204%
Inventory	20	\$4,995,000	\$1,711,100	\$1,199,500	244%

<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	8	\$14,000,000	\$3,707,188	\$2,360,000	163%
New Listings	5	\$26,500,000	\$9,485,000	\$5,900,000	188%

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Inventory	8	\$26,500,000	\$7,824,375	\$4,597,500	204%
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<b>Chilmark</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	\$8,500,000	\$8,500,000	\$8,500,000	
New Listings	1	\$3,550,000	\$3,550,000	\$3,550,000	188%
Inventory	6	\$15,000,000	\$7,815,833	\$5,825,000	221%

<b>Aquinnah</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	1	\$3,400,000	\$3,400,000	\$3,400,000	206%
New Listings	2	\$6,995,000	\$5,995,000	\$5,995,000	204%
Inventory	5	\$8,495,000	\$4,967,000	\$4,995,000	182%