

## Statistics for 5/1/2023 through 5/31/2023

<b>Martha's Vineyard</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	19	\$3,860,000	\$1,715,771	\$1,550,000	145%
New Listings	47	\$17,590,000	\$3,291,317	\$2,399,999	192%
Inventory	102	\$22,500,000	\$4,038,382	\$2,950,000	224%

<b>Vineyard Haven</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	1	\$1,225,000	\$1,225,000	\$1,225,000	144%
New Listings	10	\$3,995,000	\$1,731,400	\$1,612,500	144%
Inventory	18	\$9,950,000	\$2,755,722	\$1,700,000	150%

<b>Edgartown</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	8	\$3,860,000	\$1,938,688	\$1,797,500	148%
New Listings	18	\$9,995,000	\$3,943,328	\$3,325,000	210%
Inventory	40	\$9,995,000	\$4,275,050	\$3,547,500	270%

<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	\$2,780,000	\$1,445,857	\$1,212,000	124%
New Listings	13	\$11,000,000	\$2,804,077	\$1,695,000	224%
Inventory	20	\$11,000,000	\$2,734,700	\$2,049,500	263%

<b>West Tisbury</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	3	\$3,135,000	\$1,930,000	\$1,755,000	178%
New Listings	1	\$1,495,000	\$1,495,000	\$1,495,000	113%

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Inventory	10	\$14,000,000	\$3,498,600	\$2,168,500	151%
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<b>Chilmark</b>		Absorption Rate: 8 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$1,400,000	\$1,400,000	\$1,400,000	129%
New Listings	3	\$17,590,000	\$7,996,667	\$3,200,000	214%
Inventory	8	\$22,500,000	\$10,258,125	\$9,600,000	211%

<b>Aquinnah</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	0				
New Listings	2	\$3,295,000	\$2,230,000	\$2,230,000	138%
Inventory	6	\$7,500,000	\$3,260,833	\$2,650,000	165%