

## Statistics for 5/1/2024 through 5/31/2024

<b>Martha's Vineyard</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	23	\$5,500,000	\$1,983,292	\$1,237,500	139%
New Listings	62	\$21,500,000	\$3,609,660	\$2,172,500	180%
Inventory	168	\$24,500,000	\$4,006,286	\$2,445,000	184%

<b>Vineyard Haven</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	4	\$1,237,500	\$1,035,625	\$990,000	118%
New Listings	9	\$7,900,000	\$2,552,000	\$2,100,000	195%
Inventory	26	\$7,900,000	\$2,257,265	\$1,970,000	163%

<b>Edgartown</b>		Absorption Rate: 17 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	9	\$5,500,000	\$3,083,134	\$3,000,000	172%
New Listings	23	\$16,750,000	\$3,891,261	\$3,575,000	225%
Inventory	71	\$16,750,000	\$5,030,844	\$4,150,000	230%

<b>Oak Bluffs</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	6	\$2,450,000	\$1,270,833	\$1,132,500	117%
New Listings	15	\$13,200,000	\$2,229,800	\$1,475,000	141%
Inventory	36	\$13,200,000	\$2,494,007	\$1,687,500	153%

<b>West Tisbury</b>		Absorption Rate: 12 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	4	\$2,000,000	\$1,525,000	\$1,550,000	112%
New Listings	11	\$21,500,000	\$3,983,627	\$2,000,000	137%

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Inventory	24	\$24,500,000	\$4,013,038	\$2,122,500	138%
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<b>Chilmark</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	4	\$17,590,000	\$8,516,250	\$7,112,500	132%
Inventory	10	\$17,590,000	\$6,658,000	\$4,387,500	141%

<b>Aquinnah</b>		Absorption Rate: 1 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	0				
Inventory	1	\$4,500,000	\$4,500,000	\$4,500,000	148%