

Statistics for 5/1/2025 through 5/31/2025

Martha's Vineyard			Absorption Rate: 9 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	25	\$5,500,000	\$1,969,900	\$1,600,000	137%
New Listings	79	\$39,000,000	\$4,471,551	\$2,500,000	157%
Inventory	204	\$39,000,000	\$4,236,020	\$2,699,500	152%

Vineyard Haven			Absorption Rate: 10 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,200,000	\$1,147,500	\$1,147,500	130%
New Listings	10	\$7,295,000	\$2,445,200	\$1,474,000	193%
Inventory	31	\$7,295,000	\$2,393,742	\$1,950,000	188%

Edgartown			Absorption Rate: 8 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$4,762,500	\$2,236,000	\$1,812,500	158%
New Listings	18	\$9,995,000	\$3,630,778	\$2,475,000	191%
Inventory	68	\$19,900,000	\$4,905,294	\$3,175,000	157%

Oak Bluffs			Absorption Rate: 8 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$5,500,000	\$1,860,714	\$1,270,000	112%
New Listings	17	\$5,995,000	\$2,441,765	\$2,150,000	131%
Inventory	41	\$10,500,000	\$2,557,707	\$2,285,000	138%

West Tisbury			Absorption Rate: 8 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$2,050,000	\$1,686,250	\$1,772,500	134%
New Listings	11	\$22,950,000	\$5,894,455	\$1,975,000	121%

Statistics for 5/1/2025 through 5/31/2025

Inventory	24	\$22,950,000	\$4,340,917	\$2,522,500	121%
-----------	----	--------------	-------------	-------------	------

Chilmark		Absorption Rate: 30 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$3,772,500	\$2,411,250	\$2,411,250	118%
New Listings	16	\$39,000,000	\$8,180,469	\$5,647,500	141%
Inventory	30	\$39,000,000	\$7,026,133	\$3,975,000	149%

Aquinnah		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	7	\$7,500,000	\$3,744,286	\$2,275,000	172%
Inventory	10	\$7,500,000	\$3,655,000	\$3,172,500	174%