

Statistics for 5/1/2026 through 5/31/2026

Martha's Vineyard			Absorption Rate: 11 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	22	\$3,700,000	\$2,100,295	\$1,967,500	125%
New Listings	72	\$45,000,000	\$4,718,679	\$2,950,000	150%
Inventory	189	\$45,000,000	\$4,423,454	\$2,790,000	155%

Vineyard Haven			Absorption Rate: 11 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$2,448,000	\$1,845,750	\$1,967,500	196%
New Listings	8	\$6,495,000	\$2,758,375	\$2,497,500	139%
Inventory	35	\$9,250,000	\$2,614,171	\$2,300,000	143%

Edgartown			Absorption Rate: 8 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$3,400,000	\$2,453,955	\$2,337,500	103%
New Listings	31	\$19,900,000	\$4,703,061	\$3,195,000	155%
Inventory	57	\$21,500,000	\$5,481,244	\$3,350,000	184%

Oak Bluffs			Absorption Rate: 6 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,875,000	\$1,355,000	\$1,342,500	119%
New Listings	9	\$8,900,000	\$2,925,333	\$1,995,000	121%
Inventory	34	\$8,900,000	\$2,607,176	\$1,797,500	147%

West Tisbury			Absorption Rate: 7 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	7	\$3,600,000	\$2,256,429	\$2,250,000	121%

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Inventory	23	\$22,950,000	\$3,684,913	\$2,300,000	117%
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Chilmark		Absorption Rate: 33 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,700,000	\$3,700,000	\$3,700,000	92%
New Listings	14	\$45,000,000	\$8,311,786	\$5,372,500	177%
Inventory	33	\$45,000,000	\$7,158,788	\$3,995,000	151%

Aquinnah		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	3	\$6,950,000	\$4,465,000	\$3,495,000	139%
Inventory	7	\$6,950,000	\$3,209,857	\$2,950,000	162%