

Statistics for 6/1/2021 through 6/30/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	41	\$8,250,000	\$2,122,113	\$1,460,000	163%
New Listings	48	\$26,500,000	\$3,276,352	\$1,797,500	197%
Inventory	95	\$26,500,000	\$4,656,620	\$2,950,000	209%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$2,100,000	\$1,283,278	\$1,140,000	167%
New Listings	11	\$4,800,000	\$1,619,809	\$1,094,000	203%
Inventory	19	\$13,500,000	\$4,913,316	\$3,200,000	199%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	16	\$8,250,000	\$2,997,009	\$2,617,500	177%
New Listings	13	\$10,900,000	\$3,844,385	\$2,200,000	177%
Inventory	37	\$19,500,000	\$5,031,024	\$3,950,000	192%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$1,805,000	\$1,127,727	\$1,210,000	154%
New Listings	11	\$12,850,000	\$2,412,455	\$1,225,000	200%
Inventory	14	\$12,850,000	\$2,172,571	\$1,339,500	222%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$4,750,000	\$3,716,667	\$3,900,000	118%
New Listings	6	\$3,300,000	\$2,427,333	\$2,735,000	179%

Statistics for 6/1/2021 through 6/30/2021

Inventory	7	\$8,750,000	\$3,163,429	\$2,975,000	153%
-----------	---	-------------	-------------	-------------	------

Chilmark		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,000,000	\$3,000,000	\$3,000,000	139%
New Listings	5	\$26,500,000	\$8,999,000	\$5,200,000	259%
Inventory	13	\$26,500,000	\$7,738,077	\$5,200,000	313%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$950,000	\$950,000	\$950,000	88%
New Listings	2	\$2,575,000	\$1,687,000	\$1,687,000	170%
Inventory	5	\$3,000,000	\$1,944,600	\$2,000,000	146%