

Statistics for 6/1/2023 through 6/30/2023

Martha's Vineyard		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	22	\$3,995,000	\$1,524,591	\$1,247,500	133%
New Listings	53	\$12,700,000	\$3,471,781	\$2,399,999	184%
Inventory	127	\$20,500,000	\$4,181,413	\$2,950,000	219%

Vineyard Haven		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$1,750,000	\$1,234,800	\$1,000,000	138%
New Listings	11	\$12,700,000	\$2,702,136	\$1,575,000	136%
Inventory	21	\$12,700,000	\$3,163,405	\$1,650,000	148%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$3,995,000	\$1,948,000	\$1,749,500	125%
New Listings	18	\$9,500,000	\$4,006,556	\$3,497,000	260%
Inventory	50	\$9,995,000	\$4,403,100	\$3,700,000	282%

Oak Bluffs		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,285,000	\$1,343,286	\$998,000	144%
New Listings	13	\$10,950,000	\$2,852,531	\$1,320,000	161%
Inventory	26	\$11,000,000	\$2,937,150	\$2,049,500	233%

West Tisbury		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,330,000	\$1,330,000	\$1,330,000	124%
New Listings	7	\$9,500,000	\$4,055,000	\$3,495,000	124%

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Inventory	15	\$14,000,000	\$3,840,467	\$2,695,000	139%
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Chilmark		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,050,000	\$1,050,000	\$1,050,000	126%
New Listings	3	\$4,950,000	\$2,815,000	\$1,800,000	167%
Inventory	9	\$20,500,000	\$9,370,000	\$9,250,000	187%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$8,250,000	\$8,250,000	\$8,250,000	76%
Inventory	6	\$8,250,000	\$4,358,333	\$2,850,000	146%