

Statistics for 6/1/2024 through 6/30/2024

Martha's Vineyard		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	19	\$5,300,000	\$1,767,053	\$1,300,000	126%
New Listings	43	\$9,995,000	\$2,604,791	\$1,825,000	156%
Inventory	180	\$24,500,000	\$3,886,626	\$2,324,500	181%

Vineyard Haven		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$4,574,000	\$1,838,800	\$1,200,000	116%
New Listings	2	\$3,195,000	\$2,892,500	\$2,892,500	154%
Inventory	24	\$7,900,000	\$2,324,104	\$1,972,500	167%

Edgartown		Absorption Rate: 14 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,140,000	\$1,807,143	\$1,725,000	143%
New Listings	12	\$9,995,000	\$3,265,333	\$1,887,500	190%
Inventory	70	\$16,750,000	\$4,952,343	\$4,200,000	226%

Oak Bluffs		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$1,380,000	\$1,051,250	\$1,087,500	112%
New Listings	17	\$2,495,000	\$1,520,471	\$1,599,000	135%
Inventory	43	\$13,200,000	\$2,339,959	\$1,695,000	153%

West Tisbury		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$5,300,000	\$2,508,333	\$1,240,000	123%
New Listings	5	\$4,995,000	\$3,404,800	\$3,795,000	128%

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Inventory	25	\$24,500,000	\$4,121,076	\$2,300,000	136%
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Chilmark		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	4	\$6,350,000	\$4,498,750	\$4,875,000	166%
Inventory	14	\$17,590,000	\$5,956,071	\$4,387,500	146%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	3	\$2,275,000	\$2,056,667	\$1,995,000	177%
Inventory	4	\$3,900,000	\$2,530,000	\$2,135,000	155%