

Statistics for 6/1/2025 through 6/30/2025

Martha's Vineyard		Absorption Rate: 15 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	16	\$4,000,000	\$1,663,844	\$1,425,000	114%
New Listings	65	\$33,000,000	\$3,684,400	\$2,189,000	175%
Inventory	242	\$33,000,000	\$4,061,798	\$2,674,500	156%

Vineyard Haven		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,925,000	\$1,420,667	\$1,425,000	117%
New Listings	14	\$12,500,000	\$3,934,143	\$2,550,000	151%
Inventory	40	\$12,500,000	\$2,728,075	\$2,122,500	177%

Edgartown		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,595,500	\$1,447,250	\$1,447,250	140%
New Listings	20	\$33,000,000	\$5,266,700	\$3,272,500	236%
Inventory	80	\$33,000,000	\$5,082,750	\$3,275,000	169%

Oak Bluffs		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$2,400,000	\$1,521,000	\$1,399,500	110%
New Listings	15	\$2,495,000	\$1,475,933	\$1,439,000	135%
Inventory	49	\$10,500,000	\$2,361,429	\$2,050,000	138%

West Tisbury		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,219,000	\$1,184,500	\$1,184,500	109%
New Listings	8	\$4,495,000	\$2,578,125	\$1,835,000	135%

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Inventory	28	\$22,950,000	\$4,111,893	\$2,522,500	124%
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Chilmark		Absorption Rate: 31 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	4	\$6,750,000	\$6,016,250	\$6,245,000	187%
Inventory	31	\$16,500,000	\$6,094,323	\$5,295,000	151%

Aquinnah		Absorption Rate: 14 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$4,000,000	\$3,375,000	\$3,375,000	91%
New Listings	4	\$4,600,000	\$3,061,250	\$2,897,500	173%
Inventory	14	\$7,500,000	\$3,388,929	\$2,875,000	171%