

Statistics for 6/1/2026 through 6/30/2026

Martha's Vineyard			Absorption Rate: 12 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$5,000,000	\$2,351,702	\$2,337,500	120%
New Listings	41	\$49,000,000	\$5,076,217	\$2,295,000	136%
Inventory	199	\$49,000,000	\$4,642,396	\$2,690,000	154%

Vineyard Haven			Absorption Rate: 9 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$5,000,000	\$2,672,000	\$2,630,000	114%
New Listings	7	\$5,950,000	\$2,614,714	\$1,790,000	110%
Inventory	38	\$9,250,000	\$2,611,316	\$2,075,000	137%

Edgartown			Absorption Rate: 9 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$4,700,000	\$3,254,714	\$3,100,000	109%
New Listings	10	\$49,000,000	\$11,297,090	\$3,845,450	139%
Inventory	55	\$49,000,000	\$6,486,396	\$3,695,900	186%

Oak Bluffs			Absorption Rate: 7 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$2,875,000	\$1,687,625	\$1,191,250	137%
New Listings	11	\$3,750,000	\$1,803,909	\$1,599,000	152%
Inventory	37	\$5,995,000	\$2,383,514	\$1,800,000	149%

West Tisbury			Absorption Rate: 11 Months of Inventory		
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,225,000	\$1,887,500	\$1,887,500	96%
New Listings	3	\$1,399,000	\$1,324,333	\$1,399,000	105%

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Inventory	22	\$22,950,000	\$3,676,409	\$2,312,500	118%
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Chilmark		Absorption Rate: 40 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,000,000	\$1,000,000	\$1,000,000	135%
New Listings	7	\$15,400,000	\$5,790,714	\$4,995,000	137%
Inventory	40	\$45,000,000	\$6,899,125	\$4,500,000	147%

Aquinnah		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,350,000	\$3,350,000	\$3,350,000	104%
New Listings	3	\$6,950,000	\$4,166,667	\$4,000,000	154%
Inventory	7	\$6,950,000	\$3,259,857	\$3,350,000	178%