

Statistics for 7/1/2019 through 7/31/2019

Martha's Vineyard		Absorption Rate: 15 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	31	\$5,200,000	\$1,491,500	\$780,000	123%
New Listings	71	\$16,950,000	\$2,561,548	\$1,200,000	163%
Inventory	336	\$38,000,000	\$3,162,356	\$1,799,500	151%

Vineyard Haven		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$1,635,000	\$791,000	\$662,500	118%
New Listings	15	\$3,600,000	\$1,146,060	\$850,000	162%
Inventory	61	\$13,500,000	\$2,463,359	\$1,299,000	138%

Edgartown		Absorption Rate: 18 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$5,200,000	\$2,059,917	\$1,394,500	122%
New Listings	25	\$16,950,000	\$3,664,440	\$1,995,000	135%
Inventory	113	\$19,500,000	\$4,120,035	\$2,400,000	154%

Oak Bluffs		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$1,500,000	\$666,000	\$575,000	125%
New Listings	18	\$1,845,000	\$944,611	\$854,000	211%
Inventory	60	\$4,450,000	\$1,252,165	\$954,500	167%

West Tisbury		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$4,470,000	\$2,577,125	\$2,625,000	122%
New Listings	2	\$3,995,000	\$2,460,000	\$2,460,000	114%

Statistics for 7/1/2019 through 7/31/2019

Inventory	40	\$38,000,000	\$3,894,573	\$1,972,500	130%
-----------	----	--------------	-------------	-------------	------

Chilmark		Absorption Rate: 44 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,260,000	\$1,260,000	\$1,260,000	143%
New Listings	10	\$15,000,000	\$4,534,500	\$1,585,000	173%
Inventory	44	\$15,000,000	\$3,842,659	\$1,985,000	159%

Aquinnah		Absorption Rate: 18 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$5,800,000	\$5,800,000	\$5,800,000	120%
Inventory	18	\$6,350,000	\$2,596,278	\$1,795,000	156%