

## Statistics for 7/1/2020 through 7/31/2020

<b>Martha's Vineyard</b>		Absorption Rate: 9 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	31	\$5,500,000	\$1,740,460	\$1,365,000	133%
New Listings	73	\$19,500,000	\$2,575,840	\$1,469,000	166%
Inventory	219	\$19,500,000	\$3,383,986	\$1,800,000	157%

<b>Vineyard Haven</b>		Absorption Rate: 9 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	7	\$1,732,500	\$1,220,036	\$1,230,250	114%
New Listings	15	\$3,200,000	\$1,313,860	\$995,000	202%
Inventory	46	\$15,750,000	\$3,025,857	\$1,500,000	151%

<b>Edgartown</b>		Absorption Rate: 8 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	14	\$3,100,000	\$1,639,571	\$1,625,000	158%
New Listings	30	\$19,500,000	\$3,658,317	\$2,175,000	154%
Inventory	82	\$19,500,000	\$4,211,829	\$2,600,000	161%

<b>Oak Bluffs</b>		Absorption Rate: 7 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$418,000	\$418,000	\$418,000	
New Listings	13	\$1,999,000	\$1,140,308	\$1,195,000	165%
Inventory	31	\$3,950,000	\$1,331,694	\$1,135,000	179%

<b>West Tisbury</b>		Absorption Rate: 13 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	7	\$5,500,000	\$2,477,429	\$1,850,000	104%
New Listings	9	\$8,500,000	\$2,034,656	\$1,100,000	137%

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Inventory	27	\$12,800,000	\$3,508,667	\$1,675,000	132%
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<b>Chilmark</b>		Absorption Rate: 9 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	2	\$3,750,000	\$2,350,000	\$2,350,000	116%
New Listings	6	\$13,500,000	\$4,240,500	\$2,550,000	186%
Inventory	19	\$15,000,000	\$4,725,684	\$2,950,000	163%

<b>Aquinnah</b>		Absorption Rate: 14 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	0				
New Listings	0				
Inventory	14	\$6,350,000	\$2,194,929	\$1,700,000	149%