

Statistics for 7/1/2021 through 7/31/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	34	\$8,175,000	\$1,922,318	\$1,320,000	153%
New Listings	47	\$11,600,000	\$2,640,936	\$1,500,000	233%
Inventory	101	\$26,500,000	\$4,544,149	\$2,995,000	224%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$2,500,000	\$893,650	\$615,000	141%
New Listings	8	\$11,600,000	\$3,146,250	\$1,397,500	217%
Inventory	18	\$11,600,000	\$5,129,611	\$4,950,000	167%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$8,175,000	\$2,750,938	\$1,675,000	160%
New Listings	13	\$4,150,000	\$1,791,308	\$1,500,000	189%
Inventory	40	\$19,500,000	\$4,617,625	\$3,097,500	195%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$2,660,000	\$1,450,000	\$1,310,000	155%
New Listings	15	\$4,995,000	\$1,508,867	\$1,399,000	233%
Inventory	16	\$4,995,000	\$1,508,250	\$1,299,000	256%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$4,900,000	\$1,773,400	\$1,125,000	134%
New Listings	7	\$8,495,000	\$3,498,429	\$1,595,000	181%

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Inventory	8	\$6,750,000	\$3,303,125	\$3,175,000	184%
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Chilmark		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$3,000,000	\$2,358,333	\$2,700,000	180%
New Listings	2	\$8,700,000	\$6,475,000	\$6,475,000	793%
Inventory	13	\$26,500,000	\$8,218,846	\$7,650,000	409%

Aquinnah		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,450,000	\$1,450,000	\$1,450,000	163%
New Listings	2	\$9,995,000	\$7,797,500	\$7,797,500	200%
Inventory	6	\$9,995,000	\$4,086,500	\$2,787,500	157%