

Statistics for 7/1/2022 through 7/31/2022

Martha's Vineyard		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	27	\$8,250,000	\$1,947,352	\$1,300,000	184%
New Listings	32	\$18,500,000	\$2,799,313	\$1,657,500	217%
Inventory	124	\$26,500,000	\$4,542,080	\$2,774,500	244%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$8,250,000	\$2,708,429	\$1,290,000	140%
New Listings	6	\$2,300,000	\$1,723,833	\$1,747,000	232%
Inventory	21	\$11,950,000	\$3,242,952	\$2,020,000	187%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$3,775,000	\$1,847,333	\$1,537,500	262%
New Listings	12	\$18,500,000	\$4,560,333	\$1,657,500	225%
Inventory	49	\$18,500,000	\$5,315,376	\$3,750,000	291%

Oak Bluffs		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$4,299,000	\$1,612,318	\$1,300,000	172%
New Listings	6	\$2,750,000	\$1,649,500	\$1,574,500	200%
Inventory	28	\$15,500,000	\$2,687,679	\$1,975,000	243%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$900,000	\$900,000	\$900,000	147%
New Listings	6	\$2,950,000	\$1,994,000	\$1,687,500	221%

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Inventory	18	\$26,500,000	\$5,750,972	\$2,850,000	203%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,300,000	\$1,950,000	\$1,950,000	178%
New Listings	1	\$1,600,000	\$1,600,000	\$1,600,000	183%
Inventory	3	\$15,000,000	\$10,565,000	\$11,995,000	229%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$1,050,000	\$1,050,000	\$1,050,000	143%
Inventory	5	\$8,495,000	\$4,839,000	\$4,495,000	170%