

Statistics for 7/1/2023 through 7/31/2023

Martha's Vineyard		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$6,400,000	\$2,041,428	\$1,337,501	149%
New Listings	36	\$12,500,000	\$3,024,164	\$2,129,500	159%
Inventory	141	\$23,500,000	\$4,166,048	\$2,750,000	188%

Vineyard Haven		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$4,100,000	\$1,469,946	\$1,050,000	133%
New Listings	6	\$2,090,000	\$1,418,167	\$1,225,000	147%
Inventory	24	\$12,700,000	\$2,912,663	\$1,772,500	145%

Edgartown		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$2,250,000	\$1,289,286	\$1,200,000	134%
New Listings	14	\$12,500,000	\$4,189,571	\$3,300,000	168%
Inventory	51	\$12,500,000	\$4,136,490	\$3,495,000	225%

Oak Bluffs		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$6,400,000	\$2,880,000	\$1,001,000	137%
New Listings	9	\$4,295,000	\$2,737,444	\$2,693,000	165%
Inventory	30	\$11,000,000	\$2,813,367	\$2,050,000	206%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$3,662,500	\$2,312,500	\$1,650,000	177%
New Listings	6	\$1,799,900	\$1,611,650	\$1,595,000	132%

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Inventory	20	\$23,500,000	\$5,273,345	\$2,345,000	135%
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Chilmark		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$5,100,000	\$3,106,250	\$2,762,500	196%
New Listings	1	\$7,400,000	\$7,400,000	\$7,400,000	201%
Inventory	10	\$19,500,000	\$9,073,000	\$8,325,000	187%

Aquinnah		Absorption Rate: n/a			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	6	\$8,250,000	\$4,325,000	\$2,850,000	144%