

Statistics for 7/1/2024 through 7/31/2024

Martha's Vineyard		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	17	\$3,800,000	\$1,361,029	\$1,232,500	165%
New Listings	46	\$17,900,000	\$3,406,848	\$2,287,500	175%
Inventory	187	\$24,500,000	\$3,918,971	\$2,475,000	181%

Vineyard Haven		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,232,500	\$1,226,250	\$1,226,250	171%
New Listings	9	\$3,200,000	\$1,899,222	\$1,775,000	165%
Inventory	23	\$7,900,000	\$2,255,935	\$1,875,000	152%

Edgartown		Absorption Rate: 14 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,800,000	\$1,663,571	\$1,350,000	118%
New Listings	16	\$17,900,000	\$4,673,313	\$3,072,500	158%
Inventory	72	\$17,900,000	\$4,780,735	\$3,612,500	217%

Oak Bluffs		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,900,000	\$1,042,500	\$957,500	241%
New Listings	16	\$5,800,000	\$2,005,250	\$1,522,500	209%
Inventory	45	\$13,200,000	\$2,463,250	\$1,775,000	181%

West Tisbury		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,635,000	\$1,392,500	\$1,392,500	94%
New Listings	2	\$2,475,000	\$2,085,000	\$2,085,000	132%

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Inventory	25	\$24,500,000	\$4,088,276	\$2,200,000	135%
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Chilmark		Absorption Rate: 15 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	2	\$16,500,000	\$12,300,000	\$12,300,000	124%
Inventory	15	\$17,590,000	\$6,971,667	\$5,950,000	140%

Aquinnah		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$3,995,000	\$3,995,000	\$3,995,000	173%
Inventory	7	\$3,995,000	\$2,731,429	\$2,275,000	155%