

# Statistics for 7/1/2025 through 7/31/2025

<b>Martha's Vineyard</b>		Absorption Rate: 15 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	21	\$37,000,000	\$3,793,762	\$1,650,000	134%
New Listings	33	\$16,975,000	\$3,507,758	\$2,500,000	141%
Inventory	238	\$33,000,000	\$4,119,332	\$2,700,000	158%

<b>Vineyard Haven</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	3	\$6,200,000	\$3,101,667	\$1,715,000	129%
New Listings	6	\$6,900,000	\$2,929,167	\$2,212,500	133%
Inventory	43	\$12,500,000	\$2,776,116	\$2,150,000	174%

<b>Edgartown</b>		Absorption Rate: 15 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	4	\$5,250,000	\$2,406,250	\$1,887,500	147%
New Listings	8	\$16,975,000	\$5,031,750	\$2,997,500	156%
Inventory	76	\$33,000,000	\$5,305,822	\$3,347,500	174%

<b>Oak Bluffs</b>		Absorption Rate: 12 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	5	\$1,000,000	\$946,800	\$975,000	125%
New Listings	7	\$6,495,000	\$3,063,429	\$1,925,000	124%
Inventory	49	\$10,500,000	\$2,584,959	\$2,150,000	138%

<b>West Tisbury</b>		Absorption Rate: 11 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	6	\$3,925,000	\$2,383,000	\$2,114,000	115%
New Listings	3	\$3,299,000	\$2,058,000	\$1,675,000	136%

# Statistics for 7/1/2025 through 7/31/2025

Inventory	23	\$22,950,000	\$4,288,022	\$1,925,000	124%
-----------	----	--------------	-------------	-------------	------

<b>Chilmark</b>		Absorption Rate: 17 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	3	\$37,000,000	\$13,902,333	\$3,100,000	165%
New Listings	8	\$6,595,000	\$3,382,375	\$3,010,000	153%
Inventory	35	\$16,500,000	\$5,618,257	\$4,350,000	153%

<b>Aquinnah</b>		Absorption Rate: 12 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	1	\$3,250,000	\$3,250,000	\$3,250,000	104%
Inventory	12	\$6,395,000	\$2,988,250	\$2,447,500	162%