

Statistics for 8/1/2019 through 8/31/2019

Martha's Vineyard		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$6,400,000	\$1,615,269	\$962,500	135%
New Listings	42	\$15,000,000	\$2,764,474	\$1,825,000	192%
Inventory	330	\$38,000,000	\$3,268,697	\$1,890,000	154%

Vineyard Haven		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$6,400,000	\$1,577,214	\$840,000	117%
New Listings	6	\$13,900,000	\$3,378,333	\$1,472,500	136%
Inventory	62	\$13,900,000	\$2,649,497	\$1,447,000	139%

Edgartown		Absorption Rate: 15 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$4,722,500	\$2,171,563	\$1,592,500	132%
New Listings	26	\$15,000,000	\$3,102,381	\$2,525,000	207%
Inventory	123	\$19,500,000	\$4,053,937	\$2,400,000	156%

Oak Bluffs		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$3,600,000	\$1,384,000	\$710,000	181%
New Listings	7	\$1,995,000	\$1,290,143	\$1,135,000	173%
Inventory	50	\$4,450,000	\$1,266,118	\$1,024,000	173%

West Tisbury		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$1,590,000	\$993,333	\$715,000	106%
New Listings	2	\$1,900,000	\$1,825,000	\$1,825,000	201%

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Inventory	36	\$38,000,000	\$4,038,192	\$1,925,000	136%
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Chilmark		Absorption Rate: 20 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,250,000	\$1,150,000	\$1,150,000	122%
New Listings	0				
Inventory	41	\$15,000,000	\$3,886,780	\$1,995,000	159%

Aquinnah		Absorption Rate: 18 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$2,495,000	\$2,495,000	\$2,495,000	172%
Inventory	18	\$6,350,000	\$2,651,556	\$2,145,000	162%