

Statistics for 8/1/2020 through 8/31/2020

Martha's Vineyard		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	54	\$5,600,000	\$1,721,525	\$1,297,500	170%
New Listings	79	\$19,500,000	\$2,386,899	\$1,325,000	186%
Inventory	209	\$19,500,000	\$3,592,572	\$1,950,000	175%

Vineyard Haven		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,200,000	\$1,290,714	\$1,075,000	127%
New Listings	17	\$13,500,000	\$2,346,588	\$1,100,000	164%
Inventory	46	\$15,750,000	\$3,465,163	\$1,500,000	160%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$5,600,000	\$2,173,519	\$1,630,500	187%
New Listings	27	\$19,500,000	\$3,131,963	\$1,850,000	253%
Inventory	75	\$19,500,000	\$4,413,280	\$2,795,000	201%

Oak Bluffs		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$1,750,000	\$897,375	\$810,000	259%
New Listings	20	\$3,295,000	\$1,080,600	\$912,000	152%
Inventory	35	\$3,950,000	\$1,355,886	\$1,050,000	179%

West Tisbury		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,785,000	\$1,563,429	\$1,325,000	115%
New Listings	7	\$3,949,000	\$1,856,857	\$1,350,000	128%

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Inventory	25	\$12,800,000	\$3,719,760	\$1,775,000	131%
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Chilmark		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,800,000	\$1,562,567	\$1,300,000	105%
New Listings	6	\$7,500,000	\$3,733,333	\$3,575,000	145%
Inventory	18	\$15,000,000	\$5,487,222	\$3,812,500	169%

Aquinnah		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,480,000	\$1,480,000	\$1,480,000	95%
New Listings	2	\$4,500,000	\$3,550,000	\$3,550,000	153%
Inventory	10	\$4,500,000	\$2,123,400	\$2,025,000	154%