

Statistics for 8/1/2021 through 8/31/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	34	\$11,314,375	\$2,040,555	\$1,481,250	161%
New Listings	45	\$12,500,000	\$2,363,778	\$1,475,000	218%
Inventory	98	\$19,500,000	\$4,299,480	\$2,987,500	246%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$2,650,000	\$1,568,611	\$1,525,000	224%
New Listings	8	\$2,550,000	\$1,394,875	\$1,187,500	165%
Inventory	18	\$11,600,000	\$5,047,500	\$4,950,000	162%

Edgartown		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$7,650,000	\$2,465,625	\$2,042,500	123%
New Listings	14	\$12,500,000	\$3,646,714	\$2,675,000	286%
Inventory	42	\$19,500,000	\$4,536,619	\$3,297,500	244%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$1,715,000	\$998,056	\$895,000	154%
New Listings	17	\$7,300,000	\$1,744,294	\$1,375,000	185%
Inventory	17	\$7,300,000	\$1,975,471	\$1,395,000	262%

West Tisbury		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$3,200,000	\$1,731,750	\$1,565,000	137%
New Listings	4	\$5,695,000	\$2,889,750	\$2,134,500	210%

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Inventory	7	\$6,750,000	\$3,177,000	\$2,975,000	212%
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Chilmark		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$11,314,375	\$4,906,719	\$3,437,500	129%
New Listings	2	\$1,895,000	\$1,472,500	\$1,472,500	151%
Inventory	9	\$13,100,000	\$6,977,222	\$7,650,000	476%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	5	\$9,995,000	\$4,267,800	\$3,000,000	154%