

## Statistics for 8/1/2022 through 8/31/2022

<b>Martha's Vineyard</b>		Absorption Rate: 6 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	15	\$6,500,000	\$2,271,967	\$1,200,000	206%
New Listings	49	\$7,299,000	\$2,842,020	\$2,295,000	231%
Inventory	132	\$26,500,000	\$4,487,723	\$2,950,000	252%

<b>Vineyard Haven</b>		Absorption Rate: 4 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	2	\$975,000	\$950,000	\$950,000	167%
New Listings	11	\$5,775,000	\$1,889,000	\$1,350,000	190%
Inventory	25	\$9,950,000	\$3,018,880	\$1,800,000	187%

<b>Edgartown</b>		Absorption Rate: 7 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	7	\$6,500,000	\$3,355,714	\$2,125,000	247%
New Listings	20	\$7,299,000	\$3,613,100	\$2,775,000	298%
Inventory	51	\$18,500,000	\$5,538,186	\$3,850,000	318%

<b>Oak Bluffs</b>		Absorption Rate: 4 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	3	\$849,500	\$788,167	\$800,000	150%
New Listings	9	\$2,700,000	\$1,758,222	\$1,600,000	178%
Inventory	28	\$15,500,000	\$2,689,571	\$2,042,500	246%

<b>West Tisbury</b>		Absorption Rate: 5 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	2	\$3,700,000	\$2,637,500	\$2,637,500	160%
New Listings	4	\$4,475,000	\$2,924,750	\$2,674,500	166%

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Inventory	16	\$26,500,000	\$6,270,750	\$2,972,000	194%
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<b>Chilmark</b>		Absorption Rate: 3 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	5	\$6,100,000	\$3,739,000	\$3,950,000	218%
Inventory	7	\$15,000,000	\$4,995,714	\$3,950,000	220%

<b>Aquinnah</b>		Absorption Rate: 5 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$1,050,000	\$1,050,000	\$1,050,000	143%
New Listings	0				
Inventory	5	\$8,495,000	\$4,770,000	\$4,495,000	168%