

## Statistics for 8/1/2023 through 8/31/2023

<b>Martha's Vineyard</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	30	\$9,500,000	\$2,273,010	\$1,692,500	209%
New Listings	49	\$24,000,000	\$4,891,284	\$2,950,000	189%
Inventory	151	\$24,000,000	\$4,710,158	\$3,100,000	189%

<b>Vineyard Haven</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	3	\$2,100,000	\$1,601,333	\$1,875,000	126%
New Listings	6	\$24,000,000	\$5,326,150	\$1,496,450	125%
Inventory	22	\$24,000,000	\$3,975,768	\$1,722,500	140%

<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	12	\$9,500,000	\$2,831,250	\$1,675,000	302%
New Listings	26	\$20,500,000	\$6,440,269	\$4,037,500	208%
Inventory	64	\$20,000,000	\$5,014,156	\$3,812,500	222%

<b>Oak Bluffs</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	7	\$5,100,000	\$1,868,758	\$1,539,049	118%
New Listings	10	\$3,450,000	\$1,591,900	\$1,142,000	166%
Inventory	27	\$11,000,000	\$2,912,815	\$2,100,000	196%

<b>West Tisbury</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	2	\$3,295,000	\$2,490,000	\$2,490,000	166%
New Listings	3	\$2,200,000	\$1,808,333	\$1,775,000	134%

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Inventory	20	\$23,500,000	\$5,265,495	\$2,397,500	135%
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<b>Chilmark</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	3	\$2,410,000	\$1,785,000	\$1,950,000	205%
New Listings	3	\$8,000,000	\$5,100,000	\$3,800,000	269%
Inventory	12	\$19,500,000	\$8,131,667	\$5,950,000	191%

<b>Aquinnah</b>		Absorption Rate: 2 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	3	\$3,295,000	\$1,998,333	\$1,600,000	136%
New Listings	1	\$3,625,000	\$3,625,000	\$3,625,000	169%
Inventory	6	\$7,500,000	\$3,554,167	\$2,850,000	160%