

Statistics for 8/1/2024 through 8/31/2024

Martha's Vineyard		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	22	\$9,000,000	\$1,979,261	\$1,505,000	122%
New Listings	56	\$19,900,000	\$3,061,554	\$1,985,000	209%
Inventory	199	\$24,500,000	\$3,929,171	\$2,349,000	188%

Vineyard Haven		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,950,000	\$1,774,000	\$1,500,000	127%
New Listings	7	\$3,295,000	\$1,966,429	\$1,975,000	196%
Inventory	27	\$7,900,000	\$2,367,685	\$1,975,000	167%

Edgartown		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$9,000,000	\$2,976,286	\$1,675,000	127%
New Listings	18	\$19,900,000	\$4,442,500	\$2,950,000	325%
Inventory	72	\$19,900,000	\$4,959,978	\$3,887,500	243%

Oak Bluffs		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$2,500,000	\$1,194,969	\$1,027,500	119%
New Listings	17	\$3,150,000	\$1,553,706	\$1,295,000	147%
Inventory	51	\$13,200,000	\$2,358,377	\$1,675,000	171%

West Tisbury		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,280,000	\$2,140,000	\$2,140,000	111%
New Listings	9	\$5,495,000	\$2,076,556	\$1,895,000	123%

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Inventory	26	\$24,500,000	\$3,721,227	\$1,899,950	132%
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Chilmark		Absorption Rate: 18 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	5	\$18,500,000	\$6,523,000	\$3,195,000	155%
Inventory	18	\$18,500,000	\$7,266,944	\$6,150,000	141%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	5	\$3,700,000	\$2,605,000	\$2,275,000	156%