

Statistics for 8/1/2025 through 8/31/2025

Martha's Vineyard		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	29	\$10,750,000	\$2,210,110	\$1,800,000	126%
New Listings	36	\$16,500,000	\$3,525,167	\$2,445,000	137%
Inventory	225	\$33,000,000	\$4,232,508	\$2,700,000	155%

Vineyard Haven		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$4,295,000	\$2,064,667	\$1,850,000	141%
New Listings	7	\$14,500,000	\$4,485,714	\$2,750,000	129%
Inventory	41	\$14,500,000	\$3,114,737	\$2,195,000	174%

Edgartown		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$10,750,000	\$3,537,857	\$2,590,000	134%
New Listings	16	\$16,500,000	\$3,838,563	\$2,822,500	149%
Inventory	76	\$33,000,000	\$5,226,632	\$2,998,500	166%

Oak Bluffs		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$1,995,000	\$1,504,200	\$1,541,000	107%
New Listings	8	\$5,450,000	\$2,175,500	\$1,772,500	122%
Inventory	49	\$10,500,000	\$2,689,531	\$2,195,000	137%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,278,000	\$1,720,636	\$1,875,000	124%
New Listings	3	\$1,895,000	\$1,661,667	\$1,595,000	134%

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Inventory	18	\$22,950,000	\$4,753,778	\$2,222,500	127%
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Chilmark		Absorption Rate: 14 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$4,250,000	\$4,250,000	\$4,250,000	103%
Inventory	29	\$16,500,000	\$5,930,828	\$4,350,000	152%

Aquinnah		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,295,000	\$3,295,000	\$3,295,000	184%
New Listings	1	\$7,450,000	\$7,450,000	\$7,450,000	154%
Inventory	12	\$7,450,000	\$3,169,750	\$2,237,000	149%