

Statistics for 9/1/2021 through 9/30/2021

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	44	\$12,145,000	\$2,389,989	\$1,652,500	164%
New Listings	44	\$11,950,000	\$2,964,489	\$2,022,500	201%
Inventory	104	\$12,500,000	\$4,265,717	\$3,225,000	236%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$1,435,000	\$1,168,750	\$1,152,500	148%
New Listings	5	\$11,950,000	\$3,853,000	\$2,250,000	214%
Inventory	19	\$11,950,000	\$5,032,316	\$4,800,000	178%

Edgartown		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$12,145,000	\$3,247,000	\$2,300,000	177%
New Listings	17	\$9,495,000	\$3,682,941	\$2,995,000	214%
Inventory	44	\$12,500,000	\$4,498,229	\$3,645,000	220%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$6,500,000	\$1,578,273	\$900,000	146%
New Listings	14	\$2,497,000	\$1,212,393	\$1,047,250	190%
Inventory	19	\$7,300,000	\$1,833,184	\$1,299,000	263%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$7,250,000	\$2,340,438	\$1,584,750	181%
New Listings	6	\$6,950,000	\$3,182,333	\$1,822,500	173%

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Inventory	10	\$6,950,000	\$3,903,400	\$3,425,000	201%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$5,000,000	\$2,994,000	\$3,155,000	147%
New Listings	2	\$11,000,000	\$6,247,500	\$6,247,500	187%
Inventory	7	\$11,995,000	\$7,842,143	\$7,900,000	539%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$725,000	\$725,000	\$725,000	170%
New Listings	0				
Inventory	5	\$9,995,000	\$4,267,800	\$3,000,000	154%