

Statistics for 9/1/2022 through 9/30/2022

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	34	\$6,490,000	\$2,271,239	\$1,950,000	199%
New Listings	26	\$9,650,000	\$2,616,346	\$1,924,500	180%
Inventory	123	\$26,500,000	\$4,460,167	\$2,750,000	226%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$4,096,250	\$2,612,457	\$2,250,000	142%
New Listings	1	\$1,200,000	\$1,200,000	\$1,200,000	150%
Inventory	17	\$9,950,000	\$3,241,059	\$1,800,000	159%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$6,490,000	\$2,608,933	\$2,200,000	235%
New Listings	11	\$8,250,000	\$2,797,273	\$2,200,000	183%
Inventory	51	\$18,500,000	\$5,240,010	\$3,600,000	277%

Oak Bluffs		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$3,500,000	\$1,974,469	\$1,700,000	162%
New Listings	11	\$7,300,000	\$1,968,727	\$1,495,000	181%
Inventory	32	\$15,500,000	\$2,528,375	\$1,874,500	203%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,700,000	\$1,943,571	\$1,495,000	192%
New Listings	2	\$3,150,000	\$2,374,500	\$2,374,500	191%

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Inventory	12	\$26,500,000	\$7,505,750	\$3,812,500	187%
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Chilmark		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$850,000	\$850,000	\$850,000	133%
New Listings	1	\$9,650,000	\$9,650,000	\$9,650,000	154%
Inventory	7	\$15,000,000	\$5,781,429	\$4,400,000	204%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	4	\$6,200,000	\$3,703,750	\$3,722,500	160%