

Statistics for 9/1/2023 through 9/30/2023

Martha's Vineyard		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	27	\$6,349,000	\$1,922,278	\$1,400,000	174%
New Listings	45	\$26,500,000	\$3,660,864	\$2,075,000	186%
Inventory	153	\$26,500,000	\$4,728,780	\$3,150,000	197%

Vineyard Haven		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$1,950,000	\$1,505,833	\$1,600,000	119%
New Listings	8	\$4,800,000	\$1,941,250	\$1,587,500	164%
Inventory	23	\$12,700,000	\$2,752,174	\$1,995,000	149%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$6,349,000	\$2,965,667	\$2,475,000	264%
New Listings	15	\$9,987,500	\$4,950,733	\$4,575,000	191%
Inventory	60	\$20,000,000	\$5,507,807	\$4,250,000	231%

Oak Bluffs		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$4,200,000	\$1,616,667	\$1,219,000	167%
New Listings	12	\$5,850,000	\$2,126,492	\$1,799,950	217%
Inventory	32	\$11,000,000	\$2,930,341	\$2,175,000	213%

West Tisbury		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$3,200,000	\$2,136,250	\$2,136,250	117%
New Listings	7	\$26,500,000	\$6,325,714	\$2,395,000	149%

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Inventory	21	\$26,500,000	\$6,570,905	\$2,695,000	140%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$1,400,000	\$1,400,000	\$1,400,000	166%
New Listings	2	\$1,900,000	\$1,650,000	\$1,650,000	180%
Inventory	12	\$17,590,000	\$6,665,000	\$4,575,000	186%

Aquinnah		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$1,850,000	\$1,850,000	\$1,850,000	142%
Inventory	5	\$7,500,000	\$3,599,000	\$2,500,000	165%