

Statistics for 9/1/2024 through 9/30/2024

Martha's Vineyard		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	29	\$13,128,000	\$3,172,103	\$1,900,000	143%
New Listings	27	\$18,500,000	\$3,876,385	\$2,550,000	180%
Inventory	192	\$24,500,000	\$4,011,048	\$2,349,500	189%

Vineyard Haven		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,925,000	\$1,532,500	\$1,532,500	136%
New Listings	4	\$4,995,000	\$2,447,125	\$2,047,000	404%
Inventory	28	\$7,900,000	\$2,501,679	\$2,037,500	184%

Edgartown		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$13,128,000	\$4,598,067	\$3,875,000	165%
New Listings	9	\$18,500,000	\$6,459,889	\$3,950,000	178%
Inventory	70	\$19,900,000	\$5,261,477	\$3,772,500	239%

Oak Bluffs		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$4,675,000	\$1,576,429	\$1,100,000	118%
New Listings	8	\$3,950,000	\$1,979,988	\$1,597,500	141%
Inventory	46	\$13,200,000	\$2,263,976	\$1,609,500	171%

West Tisbury		Absorption Rate: 13 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,765,000	\$1,825,000	\$1,360,000	119%
New Listings	2	\$1,150,000	\$1,125,000	\$1,125,000	109%

Statistics for 9/1/2024 through 9/30/2024

Inventory	27	\$24,500,000	\$3,551,774	\$1,895,000	128%
-----------	----	--------------	-------------	-------------	------

Chilmark		Absorption Rate: 15 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,895,000	\$1,722,500	\$1,722,500	111%
New Listings	2	\$7,600,000	\$4,747,500	\$4,747,500	204%
Inventory	15	\$18,500,000	\$7,537,333	\$5,950,000	153%

Aquinnah		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	2	\$4,950,000	\$4,575,000	\$4,575,000	143%
Inventory	6	\$4,950,000	\$3,111,667	\$2,887,500	151%