

## Statistics for 9/1/2025 through 9/30/2025

<b>Martha's Vineyard</b>		Absorption Rate: 11 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	34	\$8,450,000	\$2,386,824	\$1,775,000	108%
New Listings	35	\$16,500,000	\$2,842,971	\$1,950,000	146%
Inventory	218	\$33,000,000	\$4,176,836	\$2,624,500	152%

<b>Vineyard Haven</b>		Absorption Rate: 13 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	5	\$3,925,000	\$2,002,600	\$1,735,000	91%
New Listings	6	\$2,700,000	\$1,868,333	\$1,890,000	211%
Inventory	39	\$14,500,000	\$3,226,928	\$2,395,000	174%

<b>Edgartown</b>		Absorption Rate: 10 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	13	\$8,450,000	\$3,276,925	\$2,075,000	111%
New Listings	13	\$16,500,000	\$4,331,923	\$2,600,000	141%
Inventory	75	\$33,000,000	\$5,244,227	\$2,950,000	161%

<b>Oak Bluffs</b>		Absorption Rate: 7 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	9	\$2,025,000	\$1,132,667	\$999,000	110%
New Listings	7	\$3,450,000	\$1,467,000	\$1,150,000	127%
Inventory	46	\$10,500,000	\$2,582,435	\$2,072,500	134%

<b>West Tisbury</b>		Absorption Rate: 6 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	6	\$4,250,000	\$2,645,000	\$2,485,000	115%
New Listings	8	\$4,695,000	\$2,126,875	\$1,697,500	129%

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Inventory	24	\$22,950,000	\$4,120,583	\$1,897,500	129%
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<b>Chilmark</b>		Absorption Rate: 11 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	1	\$2,475,000	\$2,475,000	\$2,475,000	109%
New Listings	1	\$4,695,000	\$4,695,000	\$4,695,000	120%
Inventory	23	\$16,500,000	\$6,070,000	\$3,995,000	153%

<b>Aquinnah</b>		Absorption Rate: 11 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	0				
New Listings	0				
Inventory	11	\$7,450,000	\$3,098,818	\$2,199,000	148%