

Statistics for 10/1/2020 through 10/31/2020

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	62	\$5,800,000	\$1,349,440	\$976,500	137%
New Listings	40	\$12,500,000	\$2,222,573	\$1,255,000	175%
Inventory	176	\$19,500,000	\$3,736,906	\$2,250,000	176%

Vineyard Haven		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	16	\$1,925,000	\$923,375	\$825,000	154%
New Listings	8	\$7,950,000	\$1,883,500	\$917,500	157%
Inventory	38	\$13,500,000	\$3,853,368	\$1,485,000	162%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$4,125,000	\$1,346,012	\$1,147,500	125%
New Listings	14	\$12,500,000	\$3,266,571	\$1,347,500	192%
Inventory	68	\$19,500,000	\$3,892,103	\$2,545,000	193%

Oak Bluffs		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$3,700,000	\$1,399,857	\$959,000	131%
New Listings	14	\$3,900,000	\$1,291,857	\$907,500	158%
Inventory	28	\$3,900,000	\$1,222,089	\$1,057,500	183%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$1,595,000	\$1,026,000	\$915,000	124%
New Listings	2	\$1,895,000	\$1,557,500	\$1,557,500	205%

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Inventory	16	\$12,800,000	\$4,935,188	\$3,000,000	131%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,705,000	\$1,478,333	\$975,000	152%
New Listings	1	\$2,500,000	\$2,500,000	\$2,500,000	145%
Inventory	20	\$15,000,000	\$5,934,900	\$3,935,000	181%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$5,800,000	\$2,592,823	\$1,675,000	156%
New Listings	1	\$4,401,936	\$4,401,936	\$4,401,936	209%
Inventory	6	\$4,500,000	\$2,454,167	\$2,475,000	144%