

Statistics for 10/1/2021 through 10/31/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	69	\$25,000,000	\$2,511,841	\$1,215,000	177%
New Listings	38	\$30,000,000	\$2,972,208	\$1,547,500	203%
Inventory	95	\$30,000,000	\$4,257,816	\$3,000,000	228%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$2,602,000	\$1,100,636	\$950,000	167%
New Listings	8	\$2,595,000	\$1,444,375	\$985,000	149%
Inventory	19	\$11,950,000	\$5,076,579	\$4,800,000	162%

Edgartown		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	26	\$10,975,000	\$3,225,154	\$2,168,500	184%
New Listings	15	\$8,250,000	\$3,159,533	\$1,995,000	227%
Inventory	39	\$11,750,000	\$4,176,592	\$3,395,000	252%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	19	\$3,100,000	\$1,270,467	\$1,050,000	188%
New Listings	9	\$4,500,000	\$1,835,656	\$1,299,900	229%
Inventory	19	\$7,300,000	\$2,127,968	\$1,399,000	288%

West Tisbury		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$8,200,000	\$2,709,125	\$1,762,500	147%
New Listings	4	\$30,000,000	\$8,506,250	\$1,425,000	184%

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Inventory	8	\$30,000,000	\$6,698,125	\$3,425,000	196%
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Chilmark		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$25,000,000	\$7,339,786	\$1,709,573	198%
New Listings	2	\$2,250,000	\$1,725,000	\$1,725,000	205%
Inventory	5	\$11,995,000	\$5,959,000	\$4,700,000	253%

Aquinnah		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$2,185,000	\$2,185,000	\$2,185,000	130%
New Listings	0				
Inventory	5	\$9,995,000	\$4,267,800	\$3,000,000	154%