

# Statistics for 10/1/2022 through 10/31/2022

<b>Martha's Vineyard</b>		Absorption Rate: 5 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	35	\$7,500,000	\$2,506,952	\$1,650,000	171%
New Listings	35	\$8,500,000	\$2,547,626	\$1,684,000	194%
Inventory	129	\$24,000,000	\$4,123,375	\$2,750,000	227%

<b>Vineyard Haven</b>		Absorption Rate: 3 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	6	\$3,300,000	\$1,606,000	\$1,450,000	157%
New Listings	6	\$1,899,900	\$1,370,650	\$1,382,500	151%
Inventory	18	\$9,950,000	\$2,577,161	\$1,624,500	160%

<b>Edgartown</b>		Absorption Rate: 5 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	15	\$7,500,000	\$2,845,220	\$1,725,000	178%
New Listings	12	\$6,500,000	\$3,209,083	\$3,047,500	196%
Inventory	53	\$18,500,000	\$4,735,292	\$3,350,000	275%

<b>Oak Bluffs</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	5	\$3,500,000	\$1,469,600	\$1,005,000	162%
New Listings	11	\$4,500,000	\$1,785,364	\$1,400,000	214%
Inventory	32	\$15,500,000	\$2,676,594	\$1,874,500	218%

<b>West Tisbury</b>		Absorption Rate: 2 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	5	\$3,490,000	\$2,352,000	\$2,500,000	162%
New Listings	4	\$5,000,000	\$3,086,250	\$3,022,500	202%

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Inventory	14	\$24,000,000	\$6,483,571	\$4,562,500	190%
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<b>Chilmark</b>		Absorption Rate: 4 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	4	\$6,500,000	\$4,080,250	\$4,200,000	189%
New Listings	1	\$1,950,000	\$1,950,000	\$1,950,000	220%
Inventory	8	\$13,750,000	\$5,127,500	\$3,347,500	202%

<b>Aquinnah</b>		Absorption Rate: 4 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	1	\$8,500,000	\$8,500,000	\$8,500,000	166%
Inventory	4	\$8,500,000	\$4,278,750	\$3,722,500	151%