

## Statistics for 10/1/2023 through 10/31/2023

<b>Martha's Vineyard</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	34	\$4,995,000	\$2,265,971	\$1,797,750	139%
New Listings	27	\$13,750,000	\$2,832,926	\$1,795,000	201%
Inventory	155	\$26,500,000	\$4,302,889	\$2,950,000	198%

<b>Vineyard Haven</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	8	\$3,500,000	\$2,281,250	\$2,287,500	137%
New Listings	5	\$1,795,000	\$1,436,000	\$1,495,000	194%
Inventory	26	\$12,700,000	\$2,632,000	\$1,872,500	160%

<b>Edgartown</b>		Absorption Rate: 8 Months of Inventory			
	<b>Number</b>	<b>Highest</b>	<b>Average Price</b>	<b>Median Price</b>	<b>Avg % Assessed</b>
Sales	13	\$4,995,000	\$2,827,962	\$2,300,000	145%
New Listings	9	\$13,750,000	\$4,631,000	\$2,950,000	249%
Inventory	64	\$20,000,000	\$5,386,248	\$4,362,500	232%

<b>Oak Bluffs</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	6	\$3,350,000	\$1,377,083	\$967,500	141%
New Listings	4	\$3,250,000	\$2,261,000	\$2,297,500	193%
Inventory	28	\$11,000,000	\$2,759,104	\$2,269,500	220%

<b>West Tisbury</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	6	\$2,197,000	\$1,569,500	\$1,565,000	115%
New Listings	7	\$3,500,000	\$2,112,429	\$1,699,000	137%

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Inventory	22	\$26,500,000	\$3,982,591	\$2,297,500	136%
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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	\$4,350,000	\$4,350,000	\$4,350,000	212%
New Listings	2	\$2,149,000	\$1,899,500	\$1,899,500	245%
Inventory	11	\$17,590,000	\$6,661,727	\$4,200,000	186%

<b>Aquinnah</b>		Absorption Rate: 1 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	4	\$7,500,000	\$3,911,250	\$2,997,500	143%