

Statistics for 10/1/2024 through 10/31/2024

Martha's Vineyard		Absorption Rate: 8 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	49	\$6,100,000	\$2,118,251	\$1,700,000	148%
New Listings	28	\$8,895,000	\$3,048,071	\$2,149,500	161%
Inventory	176	\$24,500,000	\$3,973,320	\$2,490,000	186%

Vineyard Haven		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$2,550,000	\$1,396,149	\$1,250,000	119%
New Listings	2	\$3,800,000	\$2,950,000	\$2,950,000	215%
Inventory	26	\$6,000,000	\$2,425,712	\$2,047,500	188%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	13	\$4,555,000	\$2,736,923	\$2,750,000	211%
New Listings	12	\$8,895,000	\$4,397,500	\$4,825,000	182%
Inventory	63	\$19,900,000	\$5,307,683	\$3,950,000	227%

Oak Bluffs		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	18	\$3,600,000	\$1,594,056	\$1,337,500	123%
New Listings	9	\$3,950,000	\$1,416,778	\$985,000	125%
Inventory	46	\$13,200,000	\$2,197,150	\$1,564,500	171%

West Tisbury		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$3,950,000	\$2,470,000	\$1,900,000	121%
New Listings	2	\$4,250,000	\$3,472,500	\$3,472,500	115%

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Inventory	23	\$24,500,000	\$4,013,387	\$1,995,000	128%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$6,100,000	\$2,765,880	\$2,099,400	135%
New Listings	2	\$1,800,000	\$1,192,500	\$1,192,500	158%
Inventory	12	\$18,500,000	\$7,483,750	\$6,150,000	162%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$3,175,000	\$2,482,500	\$2,482,500	133%
New Listings	1	\$4,595,000	\$4,595,000	\$4,595,000	159%
Inventory	6	\$4,950,000	\$3,111,667	\$2,887,500	151%