

Statistics for 10/1/2025 through 10/31/2025

Martha's Vineyard		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	35	\$37,500,000	\$4,329,744	\$2,036,000	126%
New Listings	37	\$6,500,000	\$2,024,027	\$1,650,000	164%
Inventory	206	\$33,000,000	\$4,103,170	\$2,562,500	157%

Vineyard Haven		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$3,500,000	\$2,105,250	\$1,860,500	94%
New Listings	6	\$2,825,000	\$2,294,167	\$2,272,500	215%
Inventory	43	\$14,500,000	\$3,104,326	\$2,300,000	175%

Edgartown		Absorption Rate: 9 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$37,500,000	\$8,223,182	\$2,700,000	160%
New Listings	7	\$5,250,000	\$2,551,857	\$2,400,000	137%
Inventory	66	\$33,000,000	\$5,334,742	\$2,974,500	161%

Oak Bluffs		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$3,067,050	\$1,654,728	\$1,470,000	112%
New Listings	15	\$3,000,000	\$1,494,400	\$1,199,000	146%
Inventory	45	\$10,500,000	\$2,573,267	\$1,995,000	140%

West Tisbury		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$2,175,000	\$1,576,000	\$1,550,000	111%
New Listings	6	\$6,500,000	\$2,274,167	\$1,450,000	178%

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Inventory	22	\$22,950,000	\$4,456,727	\$2,197,500	147%
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Chilmark		Absorption Rate: 11 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$8,178,500	\$5,228,500	\$5,900,000	119%
New Listings	3	\$3,200,000	\$2,400,000	\$2,350,000	173%
Inventory	23	\$16,500,000	\$5,389,348	\$3,500,000	157%

Aquinnah		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$3,750,000	\$3,750,000	\$3,750,000	154%
New Listings	0				
Inventory	7	\$7,450,000	\$3,124,857	\$2,275,000	145%