

Statistics for 11/1/2021 through 11/30/2021

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	46	\$9,800,000	\$1,753,451	\$1,232,500	171%
New Listings	23	\$8,500,000	\$2,059,043	\$1,475,000	177%
Inventory	81	\$30,000,000	\$4,355,523	\$2,995,000	229%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$9,800,000	\$2,382,470	\$1,425,000	166%
New Listings	5	\$3,400,000	\$2,143,000	\$2,395,000	178%
Inventory	21	\$11,600,000	\$4,353,000	\$2,975,000	175%

Edgartown		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$6,950,000	\$2,310,400	\$1,237,500	241%
New Listings	6	\$5,495,000	\$2,152,500	\$1,362,500	157%
Inventory	32	\$11,750,000	\$4,474,469	\$3,915,000	255%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$2,000,000	\$1,117,600	\$1,225,000	152%
New Listings	6	\$1,675,000	\$857,333	\$747,000	158%
Inventory	14	\$4,995,000	\$1,673,100	\$1,218,950	299%

West Tisbury		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$2,605,009	\$1,319,279	\$1,149,000	149%
New Listings	4	\$8,500,000	\$3,146,000	\$1,692,500	198%

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Inventory	6	\$30,000,000	\$8,481,500	\$4,647,500	224%
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Chilmark		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$4,100,000	\$2,491,667	\$1,850,000	127%
New Listings	2	\$3,750,000	\$3,000,000	\$3,000,000	212%
Inventory	4	\$11,995,000	\$6,886,250	\$6,300,000	262%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	4	\$9,995,000	\$4,086,000	\$2,500,000	148%