

# Statistics for 11/1/2022 through 11/30/2022

<b>Martha's Vineyard</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	24	\$8,800,000	\$2,613,083	\$1,685,000	168%
New Listings	23	\$8,500,000	\$2,274,804	\$1,750,000	207%
Inventory	112	\$24,000,000	\$4,353,285	\$2,950,000	240%

<b>Vineyard Haven</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	7	\$3,900,000	\$1,520,571	\$1,200,000	160%
New Listings	6	\$2,495,000	\$1,437,000	\$1,335,000	191%
Inventory	12	\$5,750,000	\$2,585,908	\$2,099,950	171%

<b>Edgartown</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	3	\$7,500,000	\$3,825,000	\$2,300,000	179%
New Listings	6	\$5,995,000	\$2,933,583	\$2,499,500	187%
Inventory	50	\$18,500,000	\$4,722,940	\$3,625,000	279%

<b>Oak Bluffs</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	8	\$2,595,000	\$1,556,125	\$1,407,500	173%
New Listings	3	\$2,298,000	\$1,537,333	\$1,349,000	318%
Inventory	23	\$15,500,000	\$3,207,174	\$2,298,000	251%

<b>West Tisbury</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	6	\$2,695,000	\$1,889,167	\$1,872,500	201%

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Inventory	17	\$24,000,000	\$5,556,176	\$2,750,000	201%
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<b>Chilmark</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	\$8,800,000	\$4,691,000	\$3,875,000	163%
New Listings	0				
Inventory	7	\$13,750,000	\$5,581,429	\$4,400,000	199%

<b>Aquinnah</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	0				
New Listings	2	\$8,500,000	\$5,075,000	\$5,075,000	157%
Inventory	3	\$8,500,000	\$4,366,667	\$2,950,000	142%