

Statistics for 11/1/2023 through 11/30/2023

| Martha's Vineyard | | Absorption Rate: 6 Months of Inventory | | | |
|--------------------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 25 | \$23,900,000 | \$4,281,982 | \$1,800,000 | 143% |
| New Listings | 19 | \$8,995,000 | \$2,343,100 | \$1,695,000 | 181% |
| Inventory | 142 | \$26,500,000 | \$4,136,491 | \$2,697,500 | 204% |

| Vineyard Haven | | Absorption Rate: 5 Months of Inventory | | | |
|-----------------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 4 | \$23,900,000 | \$8,805,125 | \$5,137,500 | 123% |
| New Listings | 6 | \$2,350,000 | \$1,330,000 | \$992,500 | 159% |
| Inventory | 29 | \$5,750,000 | \$2,052,138 | \$1,700,000 | 161% |

| Edgartown | | Absorption Rate: 8 Months of Inventory | | | |
|------------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 11 | \$20,500,000 | \$5,260,636 | \$2,832,000 | 146% |
| New Listings | 6 | \$8,995,000 | \$3,421,500 | \$1,845,000 | 237% |
| Inventory | 66 | \$14,950,000 | \$5,094,302 | \$4,362,500 | 233% |

| Oak Bluffs | | Absorption Rate: 3 Months of Inventory | | | |
|-------------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 6 | \$1,512,000 | \$1,279,175 | \$1,375,525 | 148% |
| New Listings | 4 | \$2,650,000 | \$2,003,750 | \$2,035,000 | 145% |
| Inventory | 23 | \$11,000,000 | \$2,653,909 | \$2,250,000 | 221% |

| West Tisbury | | Absorption Rate: 6 Months of Inventory | | | |
|---------------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 2 | \$1,350,000 | \$1,237,500 | \$1,237,500 | 124% |
| New Listings | 2 | \$1,999,900 | \$1,747,450 | \$1,747,450 | 167% |

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| | | | | | |
|-----------|----|--------------|-------------|-------------|------|
| Inventory | 12 | \$26,500,000 | \$4,285,575 | \$2,099,950 | 150% |
|-----------|----|--------------|-------------|-------------|------|

| Chilmark | | Absorption Rate: 8 Months of Inventory | | | |
|-----------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 1 | \$2,012,000 | \$2,012,000 | \$2,012,000 | 206% |
| New Listings | 0 | | | | |
| Inventory | 8 | \$17,590,000 | \$8,341,750 | \$8,025,000 | 182% |

| Aquinnah | | Absorption Rate: 2 Months of Inventory | | | |
|-----------------|---------------|--|----------------------|---------------------|-----------------------|
| | Number | Highest | Average Price | Median Price | Avg % Assessed |
| Sales | 1 | \$1,800,000 | \$1,800,000 | \$1,800,000 | 138% |
| New Listings | 1 | \$4,500,000 | \$4,500,000 | \$4,500,000 | 148% |
| Inventory | 4 | \$4,500,000 | \$3,111,250 | \$2,997,500 | 141% |