

Statistics for 11/1/2024 through 11/30/2024

Martha's Vineyard		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	25	\$7,650,000	\$2,720,814	\$2,300,000	151%
New Listings	17	\$3,995,000	\$2,043,353	\$1,690,000	158%
Inventory	159	\$24,500,000	\$4,204,357	\$2,550,000	181%

Vineyard Haven		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$890,000	\$890,000	\$890,000	112%
New Listings	2	\$1,595,000	\$1,460,000	\$1,460,000	127%
Inventory	22	\$6,000,000	\$2,566,409	\$2,047,500	201%

Edgartown		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$5,300,000	\$3,425,058	\$2,872,000	243%
New Listings	6	\$3,100,000	\$2,041,333	\$1,949,500	154%
Inventory	58	\$19,900,000	\$5,407,466	\$4,072,500	201%

Oak Bluffs		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$3,500,000	\$1,733,333	\$1,515,000	135%
New Listings	6	\$3,700,000	\$1,906,500	\$1,692,500	163%
Inventory	42	\$13,200,000	\$2,272,760	\$1,692,500	175%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$5,750,000	\$2,347,143	\$1,350,000	106%
New Listings	1	\$2,550,000	\$2,550,000	\$2,550,000	133%

Statistics for 11/1/2024 through 11/30/2024

Inventory	18	\$24,500,000	\$4,504,050	\$1,947,450	131%
-----------	----	--------------	-------------	-------------	------

Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$7,650,000	\$3,816,667	\$2,300,000	107%
New Listings	1	\$1,585,000	\$1,585,000	\$1,585,000	190%
Inventory	12	\$18,500,000	\$8,342,083	\$6,775,000	158%

Aquinnah		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$4,575,000	\$4,150,000	\$4,150,000	160%
New Listings	1	\$3,995,000	\$3,995,000	\$3,995,000	212%
Inventory	7	\$4,300,000	\$3,109,286	\$3,500,000	156%