

Statistics for 11/1/2025 through 11/30/2025

Martha's Vineyard		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	32	\$12,500,000	\$2,816,627	\$1,937,500	116%
New Listings	16	\$5,500,000	\$2,006,500	\$1,497,000	172%
Inventory	182	\$33,000,000	\$4,009,646	\$2,495,000	162%

Vineyard Haven		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,500,000	\$1,550,000	\$1,550,000	91%
New Listings	5	\$1,495,000	\$1,198,000	\$1,300,000	129%
Inventory	43	\$14,500,000	\$2,933,256	\$2,195,000	170%

Edgartown		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$12,500,000	\$3,861,143	\$3,075,000	125%
New Listings	5	\$5,500,000	\$3,108,800	\$3,200,000	164%
Inventory	54	\$33,000,000	\$5,240,963	\$3,622,500	168%

Oak Bluffs		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$3,746,925	\$1,548,241	\$1,219,500	111%
New Listings	4	\$2,100,000	\$1,330,000	\$1,172,500	247%
Inventory	41	\$10,500,000	\$2,548,732	\$1,995,000	154%

West Tisbury		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$2,237,500	\$1,576,000	\$1,408,250	90%
New Listings	1	\$1,900,000	\$1,900,000	\$1,900,000	121%

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Inventory	20	\$22,950,000	\$4,470,525	\$1,896,250	146%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$6,550,000	\$3,475,000	\$2,100,000	130%
New Listings	0				
Inventory	18	\$14,500,000	\$5,822,500	\$3,747,500	161%

Aquinnah		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$3,350,000	\$3,350,000	\$3,350,000	171%
Inventory	6	\$7,450,000	\$3,650,000	\$3,150,000	156%