

Statistics for 12/1/2019 through 12/31/2019

Martha's Vineyard		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	46	\$11,750,000	\$1,926,289	\$1,036,250	125%
New Listings	13	\$4,425,000	\$1,803,308	\$1,200,000	172%
Inventory	213	\$19,500,000	\$3,124,365	\$1,875,000	819%

Vineyard Haven		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$1,415,000	\$889,225	\$900,000	122%
New Listings	3	\$1,200,000	\$1,033,000	\$1,100,000	105%
Inventory	40	\$13,900,000	\$2,822,338	\$1,637,500	3679%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	19	\$11,750,000	\$3,038,316	\$1,375,000	139%
New Listings	6	\$4,425,000	\$2,296,500	\$1,907,500	212%
Inventory	88	\$19,500,000	\$3,462,374	\$2,145,000	166%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$1,560,000	\$858,750	\$731,000	119%
New Listings	3	\$1,225,000	\$790,000	\$595,000	112%
Inventory	30	\$4,350,000	\$1,531,663	\$1,262,000	190%

West Tisbury		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,625,000	\$1,258,750	\$1,258,750	95%
New Listings	0				

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Inventory	24	\$17,000,000	\$3,515,625	\$1,725,000	138%
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Chilmark		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$5,725,000	\$2,431,667	\$825,000	119%
New Listings	1	\$4,195,000	\$4,195,000	\$4,195,000	249%
Inventory	19	\$15,000,000	\$4,281,447	\$2,795,000	172%

Aquinnah		Absorption Rate: 12 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,550,000	\$1,825,000	\$1,825,000	73%
New Listings	0				
Inventory	12	\$6,350,000	\$3,019,583	\$2,547,500	178%