

Statistics for 12/1/2020 through 12/31/2020

Martha's Vineyard		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	57	\$13,000,000	\$2,279,149	\$1,525,000	150%
New Listings	25	\$2,600,000	\$1,289,396	\$975,000	161%
Inventory	133	\$19,500,000	\$3,714,075	\$2,350,000	182%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	9	\$4,125,000	\$1,606,111	\$715,000	124%
New Listings	9	\$2,600,000	\$1,198,111	\$895,000	168%
Inventory	27	\$13,500,000	\$4,272,593	\$2,350,000	170%

Edgartown		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	21	\$13,000,000	\$3,520,095	\$1,800,000	158%
New Listings	8	\$2,595,000	\$1,651,238	\$1,737,500	147%
Inventory	51	\$19,500,000	\$4,061,098	\$2,695,000	221%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	16	\$2,300,000	\$1,048,531	\$900,000	161%
New Listings	6	\$1,289,000	\$898,667	\$872,000	163%
Inventory	22	\$1,950,000	\$1,072,682	\$939,500	158%

West Tisbury		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$3,900,000	\$2,318,833	\$1,875,000	142%
New Listings	1	\$1,250,000	\$1,250,000	\$1,250,000	169%

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Inventory	12	\$12,800,000	\$5,384,917	\$3,599,500	140%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$3,000,000	\$2,169,000	\$2,400,000	135%
New Listings	0				
Inventory	13	\$13,500,000	\$5,119,462	\$3,600,000	162%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	1	\$1,600,000	\$1,600,000	\$1,600,000	180%
Inventory	8	\$4,500,000	\$2,090,625	\$1,800,000	130%