

Statistics for 12/1/2021 through 12/31/2021

Martha's Vineyard		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	43	\$25,000,000	\$2,504,133	\$1,385,000	182%
New Listings	15	\$9,500,000	\$2,277,967	\$1,295,000	180%
Inventory	71	\$30,000,000	\$4,531,104	\$3,000,000	236%

Vineyard Haven		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	7	\$1,875,000	\$1,075,457	\$873,200	149%
New Listings	2	\$899,000	\$797,000	\$797,000	152%
Inventory	19	\$11,600,000	\$4,378,684	\$2,975,000	176%

Edgartown		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	19	\$25,000,000	\$3,624,711	\$1,900,000	207%
New Listings	3	\$9,500,000	\$5,933,000	\$7,500,000	176%
Inventory	25	\$11,750,000	\$5,336,360	\$4,295,000	276%

Oak Bluffs		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	11	\$2,725,000	\$1,393,409	\$1,225,000	162%
New Listings	7	\$1,895,000	\$1,254,643	\$1,295,000	158%
Inventory	14	\$4,995,000	\$1,662,314	\$1,218,950	280%

West Tisbury		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$1,650,000	\$1,328,750	\$1,287,500	170%
New Listings	2	\$3,199,000	\$2,199,500	\$2,199,500	275%

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Inventory	7	\$30,000,000	\$7,084,714	\$3,199,000	254%
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Chilmark		Absorption Rate: 0 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$9,400,000	\$5,318,750	\$5,318,750	207%
New Listings	1	\$1,595,000	\$1,595,000	\$1,595,000	148%
Inventory	2	\$11,995,000	\$8,347,500	\$8,347,500	232%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	4	\$9,995,000	\$3,886,000	\$2,174,500	136%