

Statistics for 12/1/2022 through 12/31/2022

Martha's Vineyard		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	32	\$14,750,000	\$2,463,000	\$1,687,500	173%
New Listings	7	\$9,995,000	\$4,026,286	\$1,995,000	149%
Inventory	93	\$24,000,000	\$4,297,624	\$3,000,000	228%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,575,000	\$1,547,500	\$1,547,500	217%
New Listings	2	\$9,950,000	\$5,972,500	\$5,972,500	112%
Inventory	13	\$9,950,000	\$3,278,846	\$2,495,000	166%

Edgartown		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$5,775,000	\$3,275,833	\$2,427,500	182%
New Listings	2	\$9,995,000	\$6,095,000	\$6,095,000	124%
Inventory	40	\$12,500,000	\$4,306,250	\$3,625,000	259%

Oak Bluffs		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	15	\$14,750,000	\$2,368,733	\$1,430,000	195%
New Listings	2	\$1,275,000	\$1,162,000	\$1,162,000	168%
Inventory	19	\$15,500,000	\$3,226,000	\$1,850,000	250%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	5	\$4,500,000	\$2,443,000	\$2,350,000	127%
New Listings	1	\$1,725,000	\$1,725,000	\$1,725,000	236%

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Inventory	14	\$24,000,000	\$6,311,786	\$4,562,500	194%
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Chilmark		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$2,800,000	\$2,800,000	\$2,800,000	160%
New Listings	0				
Inventory	4	\$13,750,000	\$5,511,250	\$3,347,500	204%

Aquinnah		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$3,220,000	\$1,840,000	\$1,325,000	111%
New Listings	0				
Inventory	3	\$8,500,000	\$4,366,667	\$2,950,000	142%