

Statistics for 12/1/2023 through 12/31/2023

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	19	\$3,200,000	\$1,506,289	\$1,275,000	147%
New Listings	11	\$3,750,000	\$2,408,455	\$2,650,000	176%
Inventory	115	\$26,500,000	\$4,005,868	\$2,799,900	211%

Vineyard Haven		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,600,000	\$1,396,333	\$964,000	181%
New Listings	2	\$1,499,000	\$1,387,000	\$1,387,000	163%
Inventory	18	\$4,995,000	\$2,003,444	\$1,497,000	157%

Edgartown		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	4	\$3,200,000	\$1,733,750	\$1,412,500	141%
New Listings	2	\$2,975,000	\$2,385,000	\$2,385,000	182%
Inventory	56	\$14,950,000	\$5,128,998	\$4,282,500	245%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	8	\$2,700,000	\$1,273,000	\$1,012,000	133%
New Listings	6	\$2,900,000	\$2,533,167	\$2,725,000	186%
Inventory	25	\$11,000,000	\$2,654,678	\$2,250,000	208%

West Tisbury		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,811,500	\$1,380,750	\$1,380,750	93%
New Listings	1	\$3,750,000	\$3,750,000	\$3,750,000	134%

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Inventory	10	\$26,500,000	\$4,962,800	\$2,447,500	143%
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Chilmark		Absorption Rate: 1 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,700,000	\$2,275,000	\$2,275,000	231%
New Listings	0				
Inventory	2	\$6,800,000	\$4,474,500	\$4,474,500	208%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	4	\$4,500,000	\$3,111,250	\$2,997,500	141%