

Statistics for 12/1/2024 through 12/31/2024

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	30	\$10,000,000	\$2,047,721	\$1,768,000	130%
New Listings	13	\$14,995,000	\$4,039,538	\$3,295,000	162%
Inventory	130	\$24,500,000	\$4,344,031	\$2,872,500	176%

Vineyard Haven		Absorption Rate: 6 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$2,695,000	\$1,784,333	\$1,650,000	132%
New Listings	2	\$1,695,000	\$1,105,000	\$1,105,000	148%
Inventory	20	\$6,000,000	\$2,598,150	\$2,047,500	199%

Edgartown		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	14	\$10,000,000	\$2,683,214	\$1,930,000	140%
New Listings	3	\$5,750,000	\$3,731,667	\$2,850,000	124%
Inventory	53	\$19,900,000	\$5,668,830	\$4,545,000	190%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	6	\$2,300,000	\$1,241,771	\$1,050,000	114%
New Listings	3	\$4,950,000	\$2,476,333	\$1,800,000	132%
Inventory	30	\$13,200,000	\$2,572,800	\$1,762,500	160%

West Tisbury		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$2,250,000	\$1,715,000	\$1,715,000	119%
New Listings	1	\$3,500,000	\$3,500,000	\$3,500,000	132%

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Inventory	13	\$24,500,000	\$3,926,077	\$1,995,000	125%
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Chilmark		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$1,830,000	\$1,140,000	\$1,140,000	118%
New Listings	4	\$14,995,000	\$7,045,000	\$4,945,000	228%
Inventory	9	\$16,500,000	\$7,394,444	\$3,950,000	192%

Aquinnah		Absorption Rate: 2 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	0				
New Listings	0				
Inventory	5	\$4,300,000	\$3,508,000	\$3,950,000	147%