

Statistics for 12/1/2025 through 12/31/2025

Martha's Vineyard		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	31	\$4,850,000	\$1,929,452	\$1,800,000	123%
New Listings	11	\$4,500,000	\$2,397,182	\$1,650,000	157%
Inventory	143	\$22,950,000	\$3,937,678	\$2,495,000	167%

Vineyard Haven		Absorption Rate: 10 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$2,637,500	\$1,660,000	\$1,230,000	168%
New Listings	3	\$3,499,000	\$2,098,000	\$1,445,000	153%
Inventory	30	\$14,500,000	\$3,005,700	\$2,222,500	180%

Edgartown		Absorption Rate: 5 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	10	\$3,300,000	\$2,268,850	\$2,211,750	121%
New Listings	3	\$4,500,000	\$3,630,000	\$3,895,000	197%
Inventory	49	\$19,900,000	\$4,866,939	\$3,895,000	176%

Oak Bluffs		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	12	\$2,850,000	\$1,368,710	\$1,050,000	116%
New Listings	3	\$2,950,000	\$2,011,667	\$1,650,000	161%
Inventory	30	\$6,395,000	\$1,936,267	\$1,622,500	157%

West Tisbury		Absorption Rate: 3 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	3	\$1,875,000	\$1,475,000	\$1,400,000	102%
New Listings	0				

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Inventory	15	\$22,950,000	\$5,428,267	\$2,600,000	155%
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Chilmark		Absorption Rate: 7 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	2	\$4,850,000	\$4,587,500	\$4,587,500	125%
New Listings	2	\$1,575,000	\$1,575,000	\$1,575,000	97%
Inventory	15	\$14,500,000	\$5,630,000	\$3,500,000	145%

Aquinnah		Absorption Rate: 4 Months of Inventory			
	Number	Highest	Average Price	Median Price	Avg % Assessed
Sales	1	\$2,120,000	\$2,120,000	\$2,120,000	142%
New Listings	0				
Inventory	4	\$3,350,000	\$2,618,750	\$2,612,500	165%