

# LINK Martha's Vineyard

## Year-To-Date Sales Summary By Month - For 2018

Tuesday, August 14, 2018

|                 | # Sold    | Value Of Sales  | Median Price | Avg Price      | % Of Assessed   | % Of Asking    | Prior Month |                  |                 |                         |              |                       |                | Same Month Prior Year |           |                  |                 |                         |              |                       |                |                    |
|-----------------|-----------|-----------------|--------------|----------------|-----------------|----------------|-------------|------------------|-----------------|-------------------------|--------------|-----------------------|----------------|-----------------------|-----------|------------------|-----------------|-------------------------|--------------|-----------------------|----------------|--------------------|
|                 |           |                 |              |                |                 |                | # Sold      | % Change Sold    | Value Of Sales  | % Change Value Of Sales | Median Price | % Change Median Price | Avg Price      | % Change Avg Price    | # Sold    | % Change Sold    | Value Of Sales  | % Change Value Of Sales | Median Price | % Change Median Price | Avg Price      | % Change Avg Price |
| <b>January</b>  |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 39        | \$47,470        | \$788        | \$1,217        | 120.42 %        | 96.99 %        | 50          | (22.00 %)        | \$57,387        | (17.27 %)               | \$795        | (0.94 %)              | \$1,148        | 6.05 %                | 42        | (7.14 %)         | \$46,384        | 2.34 %                  | \$676        | 16.45 %               | \$1,104        | 10.21 %            |
| Land            | 4         | \$1,660         | \$400        | \$415          | 133.81 %        | 90.17 %        | 5           | (20.00 %)        | \$2,007         | (17.28 %)               | \$313        | 28.00 %               | \$401          | 3.38 %                | 10        | (60.00 %)        | \$4,416         | (62.40 %)               | \$387        | 3.35 %                | \$442          | (6.01 %)           |
| Commercial      | 2         | \$30,237        | \$15,119     | \$15,119       | 115.04 %        | 100.00 %       | 1           | 100.00 %         | \$700           | 4,219.57 %              | \$700        | 2,059.78 %            | \$700          | 2,059.78 %            | 0         | 100.00 %         | -               | 100.00 %                | -            | 100.00 %              | -              | 100.00 %           |
| <b>Total</b>    | <b>45</b> | <b>\$79,367</b> | <b>\$752</b> | <b>\$1,764</b> | <b>120.96 %</b> | <b>96.52 %</b> | <b>56</b>   | <b>(19.64 %)</b> | <b>\$60,093</b> | <b>32.07 %</b>          | <b>\$678</b> | <b>10.91 %</b>        | <b>\$1,073</b> | <b>64.35 %</b>        | <b>52</b> | <b>(13.46 %)</b> | <b>\$50,800</b> | <b>56.23 %</b>          | <b>\$650</b> | <b>15.69 %</b>        | <b>\$977</b>   | <b>80.53 %</b>     |
| <b>February</b> |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 27        | \$24,040        | \$650        | \$890          | 129.48 %        | 96.48 %        | 39          | (30.77 %)        | \$47,470        | (49.35 %)               | \$788        | (17.46 %)             | \$1,217        | (26.85 %)             | 21        | 28.57 %          | \$28,269        | (14.95 %)               | \$799        | (18.64 %)             | \$1,346        | (33.85 %)          |
| Land            | 8         | \$16,431        | \$808        | \$2,054        | 109.03 %        | 92.65 %        | 4           | 100.00 %         | \$1,660         | 889.81 %                | \$400        | 101.87 %              | \$415          | 394.90 %              | 10        | (20.00 %)        | \$3,707         | 343.24 %                | \$295        | 174.19 %              | \$371          | 454.05 %           |
| Commercial      | 0         | -               | -            | -              | -               | -              | 2           | (100.00 %)       | \$30,237        | (100.00 %)              | \$15,119     | (100.00 %)            | \$15,119       | (100.00 %)            | 2         | (100.00 %)       | \$1,005         | (100.00 %)              | \$503        | (100.00 %)            | \$503          | (100.00 %)         |
| <b>Total</b>    | <b>35</b> | <b>\$40,471</b> | <b>\$775</b> | <b>\$1,156</b> | <b>127.29 %</b> | <b>95.61 %</b> | <b>45</b>   | <b>(22.22 %)</b> | <b>\$79,367</b> | <b>(49.00 %)</b>        | <b>\$752</b> | <b>3.05 %</b>         | <b>\$1,764</b> | <b>(34.43 %)</b>      | <b>33</b> | <b>6.06 %</b>    | <b>\$32,981</b> | <b>22.71 %</b>          | <b>\$645</b> | <b>20.15 %</b>        | <b>\$999</b>   | <b>15.69 %</b>     |
| <b>March</b>    |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 26        | \$28,149        | \$709        | \$1,083        | 104.34 %        | 95.93 %        | 27          | (3.70 %)         | \$24,040        | 17.09 %                 | \$650        | 9.11 %                | \$890          | 21.59 %               | 34        | (23.53 %)        | \$43,709        | (35.59 %)               | \$716        | (0.97 %)              | \$1,286        | (15.78 %)          |
| Land            | 8         | \$6,372         | \$485        | \$797          | 142.11 %        | 92.97 %        | 8           | -                | \$16,431        | (61.21 %)               | \$808        | (39.93 %)             | \$2,054        | (61.21 %)             | 10        | (20.00 %)        | \$4,455         | 43.05 %                 | \$360        | 34.72 %               | \$445          | 78.81 %            |
| Commercial      | 4         | \$5,163         | \$958        | \$1,291        | 143.18 %        | 100.00 %       | 0           | 100.00 %         | -               | 100.00 %                | -            | 100.00 %              | -              | 100.00 %              | 4         | -                | \$2,925         | 76.52 %                 | \$700        | 36.78 %               | \$731          | 76.52 %            |
| <b>Total</b>    | <b>38</b> | <b>\$39,685</b> | <b>\$709</b> | <b>\$1,044</b> | <b>114.95 %</b> | <b>95.73 %</b> | <b>35</b>   | <b>8.57 %</b>    | <b>\$40,471</b> | <b>(1.94 %)</b>         | <b>\$775</b> | <b>(8.48 %)</b>       | <b>\$1,156</b> | <b>(9.68 %)</b>       | <b>48</b> | <b>(20.83 %)</b> | <b>\$51,089</b> | <b>(22.32 %)</b>        | <b>\$633</b> | <b>12.13 %</b>        | <b>\$1,064</b> | <b>(1.87 %)</b>    |
| <b>April</b>    |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 35        | \$38,414        | \$675        | \$1,098        | 122.92 %        | 94.20 %        | 26          | 34.62 %          | \$28,149        | 36.46 %                 | \$709        | (4.82 %)              | \$1,083        | 1.37 %                | 36        | (2.78 %)         | \$40,645        | (5.48 %)                | \$778        | (13.23 %)             | \$1,129        | (2.78 %)           |
| Land            | 10        | \$6,405         | \$475        | \$641          | 149.83 %        | 93.88 %        | 8           | 25.00 %          | \$6,372         | 0.51 %                  | \$485        | (2.06 %)              | \$797          | (19.58 %)             | 3         | 233.33 %         | \$840           | 662.54 %                | \$295        | 61.01 %               | \$280          | 128.76 %           |
| Commercial      | 2         | \$5,820         | \$2,910      | \$2,910        | 213.31 %        | 92.34 %        | 4           | (50.00 %)        | \$5,163         | 12.71 %                 | \$958        | 203.91 %              | \$1,291        | 125.43 %              | 1         | 100.00 %         | \$200           | 2,810.00 %              | \$200        | 1,355.00 %            | \$200          | 1,355.00 %         |
| <b>Total</b>    | <b>47</b> | <b>\$50,640</b> | <b>\$673</b> | <b>\$1,077</b> | <b>131.07 %</b> | <b>94.05 %</b> | <b>38</b>   | <b>23.68 %</b>   | <b>\$39,685</b> | <b>27.60 %</b>          | <b>\$709</b> | <b>(5.18 %)</b>       | <b>\$1,044</b> | <b>3.16 %</b>         | <b>40</b> | <b>17.50 %</b>   | <b>\$41,685</b> | <b>21.48 %</b>          | <b>\$735</b> | <b>(8.50 %)</b>       | <b>\$1,042</b> | <b>3.38 %</b>      |
| <b>May</b>      |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 43        | \$40,182        | \$668        | \$934          | 146.98 %        | 96.39 %        | 35          | 22.86 %          | \$38,414        | 4.60 %                  | \$675        | (1.05 %)              | \$1,098        | (14.85 %)             | 46        | (6.52 %)         | \$51,994        | (22.71 %)               | \$760        | (12.12 %)             | \$1,130        | (17.32 %)          |
| Land            | 9         | \$4,517         | \$466        | \$502          | 97.25 %         | 100.00 %       | 10          | (10.00 %)        | \$6,405         | (29.47 %)               | \$475        | (2.00 %)              | \$641          | (21.64 %)             | 7         | 28.57 %          | \$3,446         | 31.08 %                 | \$342        | 36.11 %               | \$492          | 1.95 %             |
| Commercial      | 2         | \$1,450         | \$725        | \$725          | 108.50 %        | 100.00 %       | 2           | -                | \$5,820         | (75.08 %)               | \$2,910      | (75.08 %)             | \$2,910        | (75.08 %)             | 0         | 100.00 %         | -               | 100.00 %                | -            | 100.00 %              | -              | 100.00 %           |
| <b>Total</b>    | <b>54</b> | <b>\$46,149</b> | <b>\$654</b> | <b>\$855</b>   | <b>141.11 %</b> | <b>97.13 %</b> | <b>47</b>   | <b>14.89 %</b>   | <b>\$50,640</b> | <b>(8.86 %)</b>         | <b>\$673</b> | <b>(2.78 %)</b>       | <b>\$1,077</b> | <b>(20.68 %)</b>      | <b>53</b> | <b>1.89 %</b>    | <b>\$55,440</b> | <b>(16.75 %)</b>        | <b>\$735</b> | <b>(11.05 %)</b>      | <b>\$1,046</b> | <b>(18.29 %)</b>   |
| <b>June</b>     |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 36        | \$57,335        | \$833        | \$1,593        | 126.68 %        | 99.53 %        | 43          | (16.28 %)        | \$40,182        | 42.68 %                 | \$668        | 24.64 %               | \$934          | 70.43 %               | 38        | (5.26 %)         | \$56,749        | 1.03 %                  | \$738        | 12.88 %               | \$1,493        | 6.64 %             |
| Land            | 12        | \$8,444         | \$435        | \$704          | 121.07 %        | 93.66 %        | 9           | 33.33 %          | \$4,517         | 86.92 %                 | \$466        | (6.60 %)              | \$502          | 40.19 %               | 12        | -                | \$16,134        | (47.66 %)               | \$638        | (31.80 %)             | \$1,345        | (47.66 %)          |
| Commercial      | 4         | \$10,024        | \$813        | \$2,506        | 134.07 %        | 100.00 %       | 2           | 100.00 %         | \$1,450         | 591.31 %                | \$725        | 12.06 %               | \$725          | 245.65 %              | 0         | 100.00 %         | -               | 100.00 %                | -            | 100.00 %              | -              | 100.00 %           |
| <b>Total</b>    | <b>52</b> | <b>\$75,803</b> | <b>\$784</b> | <b>\$1,458</b> | <b>126.29 %</b> | <b>98.21 %</b> | <b>54</b>   | <b>(3.70 %)</b>  | <b>\$46,149</b> | <b>64.25 %</b>          | <b>\$654</b> | <b>19.92 %</b>        | <b>\$855</b>   | <b>70.57 %</b>        | <b>50</b> | <b>4.00 %</b>    | <b>\$72,883</b> | <b>4.00 %</b>           | <b>\$728</b> | <b>7.76 %</b>         | <b>\$1,458</b> | <b>-</b>           |
| <b>July</b>     |           |                 |              |                |                 |                |             |                  |                 |                         |              |                       |                |                       |           |                  |                 |                         |              |                       |                |                    |
| Homes           | 28        | \$37,382        | \$873        | \$1,335        | 127.06 %        | 94.56 %        | 36          | (22.22 %)        | \$57,335        | (34.80 %)               | \$833        | 4.80 %                | \$1,593        | (16.17 %)             | 24        | 16.67 %          | \$22,265        | 67.89 %                 | \$820        | 6.46 %                | \$928          | 43.91 %            |
| Land            | 3         | \$1,680         | \$550        | \$560          | 115.47 %        | 94.37 %        | 12          | (75.00 %)        | \$8,444         | (80.10 %)               | \$435        | 26.50 %               | \$704          | (20.41 %)             | 12        | (75.00 %)        | \$9,806         | (82.86 %)               | \$461        | 19.24 %               | \$817          | (31.46 %)          |
| Commercial      | 2         | \$4,488         | \$2,244      | \$2,244        | 99.81 %         | 92.06 %        | 4           | (50.00 %)        | \$10,024        | (55.23 %)               | \$813        | 176.15 %              | \$2,506        | (10.46 %)             | 1         | 100.00 %         | \$1,300         | 245.19 %                | \$1,300      | 72.59 %               | \$1,300        | 72.59 %            |
| <b>Total</b>    | <b>33</b> | <b>\$43,550</b> | <b>\$870</b> | <b>\$1,320</b> | <b>124.38 %</b> | <b>94.39 %</b> | <b>52</b>   | <b>(36.54 %)</b> | <b>\$75,803</b> | <b>(42.54 %)</b>        | <b>\$784</b> | <b>10.96 %</b>        | <b>\$1,458</b> | <b>(9.47 %)</b>       | <b>37</b> | <b>(10.81 %)</b> | <b>\$33,371</b> | <b>30.50 %</b>          | <b>\$680</b> | <b>27.94 %</b>        | <b>\$902</b>   | <b>46.32 %</b>     |

# LINK Martha's Vineyard

## Year-To-Date Sales Summary By Month - For 2018

Tuesday, August 14, 2018

| YTD By Type          |            |                  |              |                |                 |                | YTD Prior Year |          |          |          |          |          |          |          |          |          |            |                 |                  |                |              |               |                |                |
|----------------------|------------|------------------|--------------|----------------|-----------------|----------------|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|-----------------|------------------|----------------|--------------|---------------|----------------|----------------|
| Homes                | 234        | \$272,973        | \$750        | \$1,167        | 126.55 %        | 96.39 %        | -              | -        | -        | -        | -        | -        | -        | -        | -        | -        | 241        | (2.90 %)        | \$290,014        | (5.87 %)       | \$745        | 0.67 %        | \$1,203        | (3.06 %)       |
| Land                 | 54         | \$45,510         | \$490        | \$843          | 127.12 %        | 94.28 %        | -              | -        | -        | -        | -        | -        | -        | -        | -        | -        | 64         | (15.63 %)       | \$42,803         | 6.32 %         | \$344        | 42.64 %       | \$669          | 26.01 %        |
| Commercial           | 16         | \$57,182         | \$1,013      | \$3,574        | 138.08 %        | 98.05 %        | -              | -        | -        | -        | -        | -        | -        | -        | -        | -        | 8          | 100.00 %        | \$5,430          | 953.07 %       | \$648        | 56.37 %       | \$679          | 426.53 %       |
| <b>YTD All Types</b> | <b>304</b> | <b>\$375,665</b> | <b>\$709</b> | <b>\$1,236</b> | <b>127.22 %</b> | <b>96.10 %</b> | <b>-</b>       | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>313</b> | <b>(2.88 %)</b> | <b>\$338,247</b> | <b>11.06 %</b> | <b>\$698</b> | <b>1.61 %</b> | <b>\$1,081</b> | <b>14.35 %</b> |

