

LINK Martha's Vineyard

Year-To-Date Sales Summary By Month - For 2023

Wednesday, January 3, 2024

							Prior Month								Same Month Prior Year									
	# Sold	Value Of Sales	Median Price	Avg Price	% Of Assessed	% Of Asking	# Sold	% Change		Value Of Sales	Value Of Sales	Median Price	% Change Median Price	Avg Price	% Change Avg Price	# Sold	% Change		Value Of Sales	Value Of Sales	Median Price	% Change Median Price	Avg Price	% Change Avg Price
								% Change # Sold	% Change Value Of Sales								% Change # Sold	% Change Value Of Sales						
January																								
Homes	20	\$57,011	\$1,950	\$2,851	163.83 %	96.20 %	32	(37.50 %)	\$78,816	(27.66 %)	\$1,688	15.55 %	\$2,463	15.73 %	32	(37.50 %)	\$54,918	3.81 %	\$1,175	65.95 %	\$1,716	66.09 %		
Land	7	\$7,773	\$993	\$1,110	168.76 %	97.57 %	4	75.00 %	\$5,335	45.69 %	\$938	5.92 %	\$1,334	(16.74 %)	7	-	\$6,654	16.81 %	\$650	52.76 %	\$951	16.81 %		
Commercial	7	\$17,623	\$1,500	\$2,518	181.61 %	98.68 %	1	600.00 %	\$4,700	274.95 %	\$4,700	(68.08 %)	\$4,700	(46.43 %)	2	250.00 %	\$7,359	139.49 %	\$3,679	(59.23 %)	\$3,679	(31.57 %)		
Total	34	\$82,407	\$1,550	\$2,424	167.53 %	96.99 %	37	(8.11 %)	\$88,851	(7.25 %)	\$1,650	(6.06 %)	\$2,401	0.93 %	41	(17.07 %)	\$68,930	19.55 %	\$1,045	48.32 %	\$1,681	44.16 %		
February																								
Homes	15	\$21,880	\$1,350	\$1,459	158.31 %	94.13 %	20	(25.00 %)	\$57,011	(61.62 %)	\$1,950	(30.76 %)	\$2,851	(48.82 %)	22	(31.82 %)	\$45,260	(51.65 %)	\$1,013	33.33 %	\$2,057	(29.09 %)		
Land	4	\$3,038	\$466	\$759	113.45 %	90.73 %	7	(42.86 %)	\$7,773	(60.92 %)	\$993	(53.04 %)	\$1,110	(31.61 %)	6	(33.33 %)	\$7,640	(60.24 %)	\$798	(41.53 %)	\$1,273	(40.36 %)		
Commercial	1	\$428	\$428	\$428	142.71 %	77.81 %	7	(85.71 %)	\$17,623	(97.57 %)	\$1,500	(71.46 %)	\$2,518	(82.99 %)	5	(80.00 %)	\$7,741	(94.47 %)	\$1,600	(73.25 %)	\$1,548	(72.35 %)		
Total	20	\$25,346	\$1,198	\$1,267	152.46 %	92.63 %	34	(41.18 %)	\$82,407	(69.24 %)	\$1,550	(22.74 %)	\$2,424	(47.71 %)	33	(39.39 %)	\$60,641	(58.20 %)	\$1,000	19.75 %	\$1,838	(31.03 %)		
March																								
Homes	36	\$81,384	\$1,445	\$2,261	160.15 %	93.32 %	15	140.00 %	\$21,880	271.94 %	\$1,350	7.03 %	\$1,459	54.97 %	29	24.14 %	\$73,135	11.27 %	\$1,600	(9.68 %)	\$2,522	(10.35 %)		
Land	6	\$9,190	\$1,405	\$1,532	181.33 %	99.88 %	4	50.00 %	\$3,038	202.55 %	\$466	201.34 %	\$759	101.70 %	5	20.00 %	\$17,085	(46.21 %)	\$1,100	27.72 %	\$3,417	(55.17 %)		
Commercial	0	-	-	-	-	-	1	(100.00 %)	\$428	(100.00 %)	\$428	(100.00 %)	\$428	(100.00 %)	1	(100.00 %)	\$600	(100.00 %)	\$600	(100.00 %)	\$600	(100.00 %)		
Total	42	\$90,574	\$1,445	\$2,157	162.02 %	94.26 %	20	110.00 %	\$25,346	257.35 %	\$1,198	20.66 %	\$1,267	70.16 %	35	20.00 %	\$90,820	(0.27 %)	\$1,465	(1.36 %)	\$2,595	(16.89 %)		
April																								
Homes	25	\$69,696	\$1,700	\$2,788	154.05 %	95.07 %	36	(30.56 %)	\$81,384	(14.36 %)	\$1,445	17.64 %	\$2,261	23.31 %	22	13.64 %	\$38,192	82.48 %	\$1,363	24.77 %	\$1,736	60.58 %		
Land	7	\$4,994	\$725	\$713	154.83 %	97.72 %	6	16.67 %	\$9,190	(45.65 %)	\$1,405	(48.39 %)	\$1,532	(53.42 %)	5	40.00 %	\$5,150	(3.02 %)	\$825	(12.12 %)	\$1,030	(30.73 %)		
Commercial	1	\$395	\$395	\$395	149.39 %	100.00 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	2	(50.00 %)	\$4,000	(90.12 %)	\$2,000	(80.25 %)	\$2,000	(80.25 %)		
Total	33	\$75,085	\$1,300	\$2,275	154.00 %	95.78 %	42	(21.43 %)	\$90,574	(17.10 %)	\$1,445	(10.03 %)	\$2,157	5.50 %	29	13.79 %	\$47,342	58.60 %	\$1,325	(1.88 %)	\$1,632	39.37 %		
May																								
Homes	19	\$37,400	\$1,550	\$1,968	139.57 %	97.67 %	25	(24.00 %)	\$69,696	(46.33 %)	\$1,700	(8.82 %)	\$2,788	(29.39 %)	39	(51.28 %)	\$71,509	(47.69 %)	\$1,200	29.16 %	\$1,834	7.35 %		
Land	2	\$3,610	\$1,805	\$1,805	224.04 %	97.31 %	7	(71.43 %)	\$4,994	(27.71 %)	\$725	148.96 %	\$713	152.99 %	8	(75.00 %)	\$7,410	(51.27 %)	\$748	141.47 %	\$926	94.88 %		
Commercial	4	\$9,325	\$1,813	\$2,331	185.60 %	101.00 %	1	300.00 %	\$395	2,260.75 %	\$395	358.86 %	\$395	490.18 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %		
Total	25	\$50,335	\$1,600	\$2,013	153.69 %	98.17 %	33	(24.24 %)	\$75,085	(32.96 %)	\$1,300	23.07 %	\$2,275	(11.51 %)	47	(46.81 %)	\$78,919	(36.21 %)	\$1,050	52.38 %	\$1,679	19.90 %		
June																								
Homes	27	\$38,216	\$1,050	\$1,415	187.78 %	97.66 %	19	42.11 %	\$37,400	2.18 %	\$1,550	(32.25 %)	\$1,968	(28.09 %)	31	(12.90 %)	\$68,754	(44.41 %)	\$1,500	(30.00 %)	\$2,218	(36.18 %)		
Land	5	\$9,425	\$700	\$1,885	237.87 %	99.57 %	2	150.00 %	\$3,610	161.08 %	\$1,805	(61.21 %)	\$1,805	4.43 %	5	-	\$3,142	199.94 %	\$450	55.55 %	\$628	199.94 %		
Commercial	2	\$1,450	\$725	\$725	110.53 %	87.23 %	4	(50.00 %)	\$9,325	(84.45 %)	\$1,813	(60.00 %)	\$2,331	(68.90 %)	4	(50.00 %)	\$6,375	(77.25 %)	\$1,700	(57.35 %)	\$1,594	(54.50 %)		
Total	34	\$49,091	\$1,025	\$1,444	188.70 %	97.33 %	25	36.00 %	\$50,335	(2.47 %)	\$1,600	(35.93 %)	\$2,013	(28.28 %)	40	(15.00 %)	\$78,271	(37.28 %)	\$1,375	(25.45 %)	\$1,957	(26.21 %)		
July																								
Homes	29	\$53,899	\$1,340	\$1,859	147.32 %	98.47 %	27	7.41 %	\$38,216	41.03 %	\$1,050	27.61 %	\$1,415	31.31 %	31	(6.45 %)	\$56,460	(4.53 %)	\$1,300	3.07 %	\$1,821	2.04 %		
Land	8	\$6,558	\$740	\$820	184.38 %	100.35 %	5	60.00 %	\$9,425	(30.41 %)	\$700	5.71 %	\$1,885	(56.51 %)	4	100.00 %	\$4,435	47.86 %	\$1,050	(29.52 %)	\$1,109	(26.06 %)		
Commercial	2	\$1,465	\$733	\$733	101.89 %	98.20 %	2	-	\$1,450	1.03 %	\$725	1.03 %	\$725	1.03 %	1	100.00 %	\$350	318.57 %	\$350	109.28 %	\$350	109.28 %		
Total	39	\$61,922	\$1,200	\$1,588	148.31 %	98.84 %	34	14.71 %	\$49,091	26.13 %	\$1,025	17.07 %	\$1,444	9.96 %	36	8.33 %	\$61,245	1.10 %	\$1,290	(6.97 %)	\$1,701	(6.67 %)		
August																								
Homes	30	\$67,235	\$1,668	\$2,241	178.68 %	97.74 %	29	3.45 %	\$53,899	24.74 %	\$1,340	24.44 %	\$1,859	20.58 %	17	76.47 %	\$33,625	99.95 %	\$993	68.01 %	\$1,978	13.31 %		
Land	3	\$3,250	\$1,200	\$1,083	117.30 %	94.50 %	8	(62.50 %)	\$6,558	(50.44 %)	\$740	62.16 %	\$820	32.15 %	7	(57.14 %)	\$9,502	(65.79 %)	\$680	76.47 %	\$1,357	(20.19 %)		
Commercial	4	\$4,365	\$983	\$1,091	254.45 %	84.36 %	2	100.00 %	\$1,465	197.95 %	\$733	34.12 %	\$733	48.97 %	1	300.00 %	\$2,345	86.14 %	\$2,345	(58.10 %)	\$2,345	(53.46 %)		
Total	37	\$74,850	\$1,539	\$2,023	182.05 %	96.03 %	39	(5.13 %)	\$61,922	20.87 %	\$1,200	28.25 %	\$1,588	27.41 %	25	48.00 %	\$45,471	64.60 %	\$975	57.85 %	\$1,819	11.22 %		

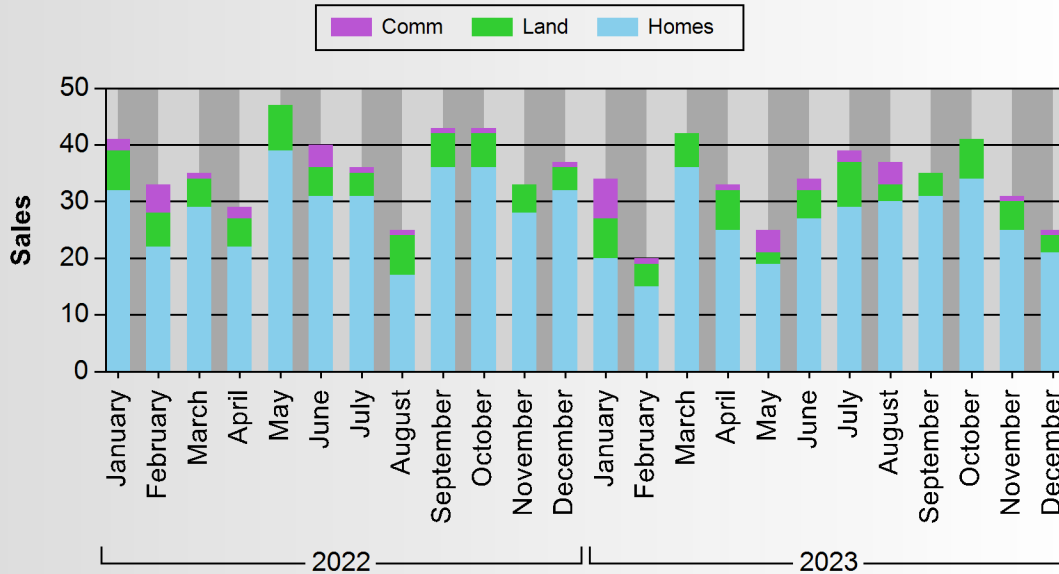
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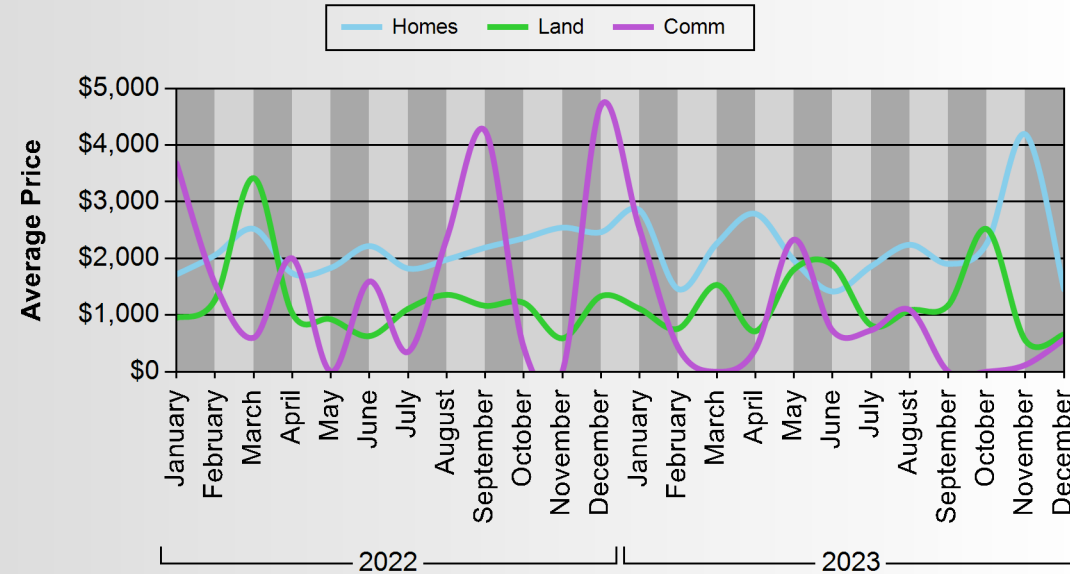
Wednesday, January 3, 2024

	# 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
September																						
Homes	31	\$59,022	\$1,395	\$1,904	194.13 %	94.49 %	30	3.33 %	\$67,235	(12.21 %)	\$1,668	(16.34 %)	\$2,241	(15.04 %)	36	(13.89 %)	\$78,872	(25.16 %)	\$1,788	(21.95 %)	\$2,191	(13.09 %)
Land	4	\$4,690	\$823	\$1,173	333.27 %	97.88 %	3	33.33 %	\$3,250	44.30 %	\$1,200	(31.45 %)	\$1,083	8.23 %	6	(33.33 %)	\$6,981	(32.81 %)	\$848	(3.00 %)	\$1,164	0.77 %
Commercial	0	-	-	-	-	-	4	(100.00 %)	\$4,365	(100.00 %)	\$983	(100.00 %)	\$1,091	(100.00 %)	1	(100.00 %)	\$4,250	(100.00 %)	\$4,250	(100.00 %)	\$4,250	(100.00 %)
Total	35	\$63,712	\$1,390	\$1,820	207.18 %	94.87 %	37	(5.41 %)	\$74,850	(14.88 %)	\$1,539	(9.68 %)	\$2,023	(10.01 %)	43	(18.60 %)	\$90,103	(29.29 %)	\$1,675	(17.01 %)	\$2,095	(13.12 %)
October																						
Homes	34	\$77,043	\$1,798	\$2,266	137.19 %	95.72 %	31	9.68 %	\$59,022	30.53 %	\$1,395	28.87 %	\$1,904	19.01 %	36	(5.56 %)	\$84,795	(9.14 %)	\$1,625	10.63 %	\$2,355	(3.79 %)
Land	7	\$17,620	\$725	\$2,517	197.16 %	89.29 %	4	75.00 %	\$4,690	275.69 %	\$823	(11.85 %)	\$1,173	114.68 %	6	16.67 %	\$7,290	141.70 %	\$798	(9.09 %)	\$1,215	107.17 %
Commercial	0	-	-	-	-	-	0	-	-	-	-	-	-	1	(100.00 %)	\$425	(100.00 %)	\$425	(100.00 %)	\$425	(100.00 %)	
Total	41	\$94,663	\$1,780	\$2,309	145.08 %	94.62 %	35	17.14 %	\$63,712	48.58 %	\$1,390	28.05 %	\$1,820	26.83 %	43	(4.65 %)	\$92,510	2.32 %	\$1,600	11.25 %	\$2,151	7.31 %
November																						
Homes	25	\$104,730	\$1,760	\$4,189	143.07 %	96.98 %	34	(26.47 %)	\$77,043	35.93 %	\$1,798	(2.09 %)	\$2,266	84.87 %	28	(10.71 %)	\$71,224	47.04 %	\$1,675	5.07 %	\$2,544	64.68 %
Land	5	\$2,750	\$435	\$550	297.90 %	97.58 %	7	(28.57 %)	\$17,620	(84.39 %)	\$725	(40.00 %)	\$2,517	(78.14 %)	5	-	\$2,948	(6.71 %)	\$750	(42.00 %)	\$590	(6.71 %)
Commercial	1	\$120	\$120	\$120	-	100.00 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
Total	31	\$107,600	\$1,400	\$3,471	165.19 %	97.18 %	41	(24.39 %)	\$94,663	13.66 %	\$1,780	(21.34 %)	\$2,309	50.33 %	33	(6.06 %)	\$74,172	45.06 %	\$1,500	(6.66 %)	\$2,248	54.42 %
December																						
Homes	21	\$30,530	\$1,100	\$1,454	142.68 %	96.06 %	25	(16.00 %)	\$104,730	(70.84 %)	\$1,760	(37.50 %)	\$4,189	(65.29 %)	32	(34.38 %)	\$78,816	(61.26 %)	\$1,688	(34.81 %)	\$2,463	(40.97 %)
Land	3	\$1,975	\$450	\$658	158.29 %	96.65 %	5	(40.00 %)	\$2,750	(28.18 %)	\$435	3.44 %	\$550	19.69 %	4	(25.00 %)	\$5,335	(62.98 %)	\$938	(52.00 %)	\$1,334	(50.64 %)
Commercial	1	\$569	\$569	\$569	-	98.27 %	1	-	\$120	374.16 %	\$120	374.16 %	\$120	374.16 %	1	-	\$4,700	(87.89 %)	\$4,700	(87.89 %)	\$4,700	(87.89 %)
Total	25	\$33,074	\$1,075	\$1,323	144.91 %	96.22 %	31	(19.35 %)	\$107,600	(69.26 %)	\$1,400	(23.21 %)	\$3,471	(61.88 %)	37	(32.43 %)	\$88,851	(62.77 %)	\$1,650	(34.84 %)	\$2,401	(44.90 %)
YTD By Type												YTD Prior Year										
Homes	312	\$698,045	\$1,519	\$2,237	159.32 %	96.08 %	-	-	-	-	-	-	-	-	355	(12.11 %)	\$755,561	(7.61 %)	\$1,491	1.83 %	\$2,128	5.12 %
Land	61	\$74,873	\$750	\$1,227	202.16 %	96.76 %	-	-	-	-	-	-	-	-	68	(10.29 %)	\$83,572	(10.40 %)	\$770	(2.56 %)	\$1,229	(0.12 %)
Commercial	23	\$35,740	\$788	\$1,554	182.39 %	94.74 %	-	-	-	-	-	-	-	19	21.05 %	\$38,145	(6.30 %)	\$1,600	(50.77 %)	\$2,008	(22.59 %)	
YTD All Types	396	\$808,657	\$1,350	\$2,042	164.84 %	96.11 %	-	-	-	-	-	-	-	442	(10.41 %)	\$877,277	(7.82 %)	\$1,353	(0.23 %)	\$1,985	2.88 %	

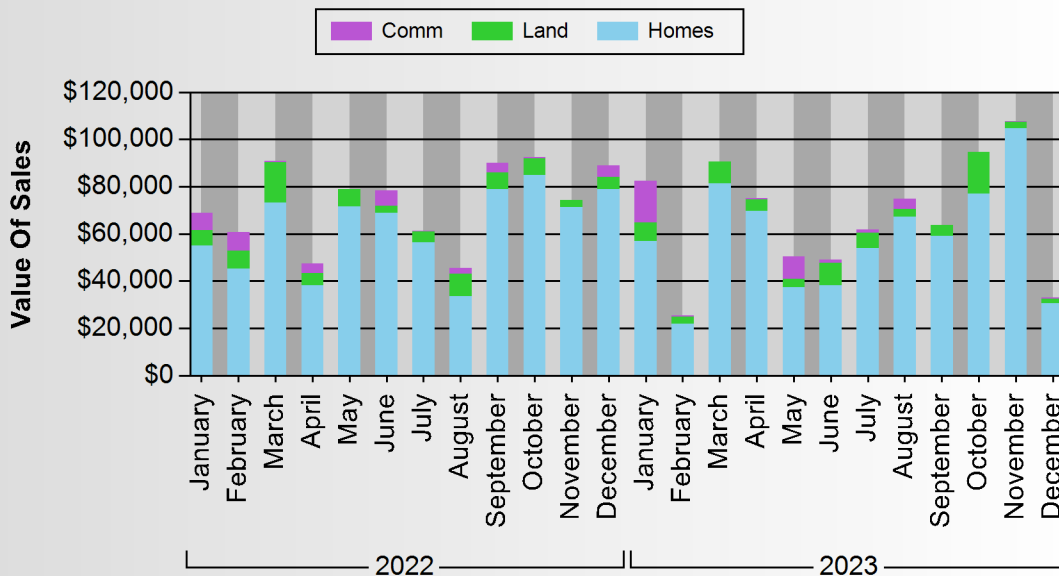
Total Sales: Trend Over Time



Average Selling Price: Trend Over Time



Total Value Of Sales: Trend Over Time



Median Selling Price: Trend Over Time

