

# LINK Martha's Vineyard

## Year-To-Date Sales Summary By Month - For 2024

Tuesday, December 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		Avg Price	% Change Avg Price	# Sold	% Change Sold	Value Of Sales	% Change		Avg Price	% Change Avg Price		
										Value Of Sales	Median Price						Value Of Sales	Median Price			Value Of Sales	Median Price
<b>January</b>																						
Homes	14	\$32,894	\$1,650	\$2,350	143.61 %	97.61 %	21	(33.33 %)	\$30,530	7.74 %	\$1,100	50.00 %	\$1,454	61.61 %	20	(30.00 %)	\$57,011	(42.30 %)	\$1,950	(15.38 %)	\$2,851	(17.57 %)
Land	4	\$5,940	\$1,243	\$1,485	216.11 %	105.20 %	3	33.33 %	\$1,975	200.75 %	\$450	176.11 %	\$658	125.56 %	7	(42.86 %)	\$7,773	(23.58 %)	\$993	25.12 %	\$1,110	33.73 %
Commercial	0	-	-	-	-	-	1	(100.00 %)	\$569	(100.00 %)	\$569	(100.00 %)	\$569	(100.00 %)	7	(100.00 %)	\$17,623	(100.00 %)	\$1,500	(100.00 %)	\$2,518	(100.00 %)
<b>Total</b>	<b>18</b>	<b>\$38,834</b>	<b>\$1,543</b>	<b>\$2,157</b>	<b>149.65 %</b>	<b>99.30 %</b>	<b>25</b>	<b>(28.00 %)</b>	<b>\$33,074</b>	<b>17.41 %</b>	<b>\$1,075</b>	<b>43.48 %</b>	<b>\$1,323</b>	<b>63.07 %</b>	<b>34</b>	<b>(47.06 %)</b>	<b>\$82,407</b>	<b>(52.87 %)</b>	<b>\$1,550</b>	<b>(0.48 %)</b>	<b>\$2,424</b>	<b>(10.98 %)</b>
<b>February</b>																						
Homes	19	\$37,019	\$1,755	\$1,948	128.47 %	94.27 %	14	35.71 %	\$32,894	12.54 %	\$1,650	6.36 %	\$2,350	(17.07 %)	15	26.67 %	\$21,880	69.18 %	\$1,350	30.00 %	\$1,459	33.57 %
Land	3	\$2,689	\$1,000	\$896	113.50 %	100.83 %	4	(25.00 %)	\$5,940	(54.73 %)	\$1,243	(19.51 %)	\$1,485	(39.64 %)	4	(25.00 %)	\$3,038	(11.47 %)	\$466	114.47 %	\$759	18.03 %
Commercial	1	\$3,949	\$3,949	\$3,949	232.96 %	99.97 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	1	-	\$428	822.66 %	\$428	822.66 %	\$428	822.66 %
<b>Total</b>	<b>23</b>	<b>\$43,657</b>	<b>\$1,600</b>	<b>\$1,898</b>	<b>132.02 %</b>	<b>95.37 %</b>	<b>18</b>	<b>27.78 %</b>	<b>\$38,834</b>	<b>12.42 %</b>	<b>\$1,543</b>	<b>3.72 %</b>	<b>\$2,157</b>	<b>(12.01 %)</b>	<b>20</b>	<b>15.00 %</b>	<b>\$25,346</b>	<b>72.24 %</b>	<b>\$1,198</b>	<b>33.61 %</b>	<b>\$1,267</b>	<b>49.77 %</b>
<b>March</b>																						
Homes	13	\$18,111	\$1,140	\$1,393	119.23 %	92.33 %	19	(31.58 %)	\$37,019	(51.07 %)	\$1,755	(35.04 %)	\$1,948	(28.49 %)	36	(63.89 %)	\$81,384	(77.74 %)	\$1,445	(21.10 %)	\$2,261	(38.37 %)
Land	0	-	-	-	-	-	3	(100.00 %)	\$2,689	(100.00 %)	\$1,000	(100.00 %)	\$896	(100.00 %)	6	(100.00 %)	\$9,190	(100.00 %)	\$1,405	(100.00 %)	\$1,532	(100.00 %)
Commercial	2	\$4,900	\$2,450	\$2,450	156.99 %	100.00 %	1	100.00 %	\$3,949	24.08 %	\$3,949	(37.95 %)	\$3,949	(37.95 %)	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
<b>Total</b>	<b>15</b>	<b>\$23,011</b>	<b>\$1,225</b>	<b>\$1,534</b>	<b>124.27 %</b>	<b>93.36 %</b>	<b>23</b>	<b>(34.78 %)</b>	<b>\$43,657</b>	<b>(47.29 %)</b>	<b>\$1,600</b>	<b>(23.43 %)</b>	<b>\$1,898</b>	<b>(19.18 %)</b>	<b>42</b>	<b>(64.29 %)</b>	<b>\$90,574</b>	<b>(74.59 %)</b>	<b>\$1,445</b>	<b>(15.22 %)</b>	<b>\$2,157</b>	<b>(28.86 %)</b>
<b>April</b>																						
Homes	22	\$57,930	\$2,213	\$2,633	126.56 %	95.13 %	13	69.23 %	\$18,111	219.86 %	\$1,140	94.07 %	\$1,393	89.00 %	25	(12.00 %)	\$69,696	(16.88 %)	\$1,700	30.14 %	\$2,788	(5.54 %)
Land	6	\$3,825	\$553	\$638	115.87 %	93.87 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	7	(14.29 %)	\$4,994	(23.41 %)	\$725	(23.79 %)	\$713	(10.64 %)
Commercial	1	\$1,000	\$1,000	\$1,000	110.01 %	60.60 %	2	(50.00 %)	\$4,900	(79.59 %)	\$2,450	(59.18 %)	\$2,450	(59.18 %)	1	-	\$395	153.16 %	\$395	153.16 %	\$395	153.16 %
<b>Total</b>	<b>29</b>	<b>\$62,755</b>	<b>\$1,370</b>	<b>\$2,164</b>	<b>124.54 %</b>	<b>93.68 %</b>	<b>15</b>	<b>93.33 %</b>	<b>\$23,011</b>	<b>172.71 %</b>	<b>\$1,225</b>	<b>11.83 %</b>	<b>\$1,534</b>	<b>41.06 %</b>	<b>33</b>	<b>(12.12 %)</b>	<b>\$75,085</b>	<b>(16.42 %)</b>	<b>\$1,300</b>	<b>5.38 %</b>	<b>\$2,275</b>	<b>(4.89 %)</b>
<b>May</b>																						
Homes	25	\$46,989	\$1,225	\$1,880	118.33 %	95.58 %	22	13.64 %	\$57,930	(18.88 %)	\$2,213	(44.63 %)	\$2,633	(28.62 %)	19	31.58 %	\$37,400	25.63 %	\$1,550	(20.96 %)	\$1,968	(4.51 %)
Land	5	\$3,969	\$725	\$794	102.49 %	93.85 %	6	(16.67 %)	\$3,825	3.76 %	\$553	31.22 %	\$638	24.51 %	2	150.00 %	\$3,610	9.94 %	\$1,805	(59.83 %)	\$1,805	(56.02 %)
Commercial	2	\$6,405	\$3,203	\$3,203	145.91 %	100.00 %	1	100.00 %	\$1,000	540.50 %	\$1,000	220.25 %	\$1,000	220.25 %	4	(50.00 %)	\$9,325	(31.31 %)	\$1,813	76.68 %	\$2,331	37.37 %
<b>Total</b>	<b>32</b>	<b>\$57,363</b>	<b>\$1,210</b>	<b>\$1,793</b>	<b>118.61 %</b>	<b>95.58 %</b>	<b>29</b>	<b>10.34 %</b>	<b>\$62,755</b>	<b>(8.59 %)</b>	<b>\$1,370</b>	<b>(11.67 %)</b>	<b>\$2,164</b>	<b>(17.16 %)</b>	<b>25</b>	<b>28.00 %</b>	<b>\$50,335</b>	<b>13.96 %</b>	<b>\$1,600</b>	<b>(24.37 %)</b>	<b>\$2,013</b>	<b>(10.96 %)</b>
<b>June</b>																						
Homes	21	\$38,382	\$1,335	\$1,828	124.40 %	94.83 %	25	(16.00 %)	\$46,989	(18.31 %)	\$1,225	8.97 %	\$1,880	(2.75 %)	27	(22.22 %)	\$38,216	0.43 %	\$1,050	27.14 %	\$1,415	29.12 %
Land	6	\$11,730	\$650	\$1,955	282.33 %	96.73 %	5	20.00 %	\$3,969	195.54 %	\$725	(10.34 %)	\$794	146.28 %	5	20.00 %	\$9,425	24.45 %	\$700	(7.14 %)	\$1,885	3.71 %
Commercial	0	-	-	-	-	-	2	(100.00 %)	\$6,405	(100.00 %)	\$3,203	(100.00 %)	\$3,203	(100.00 %)	2	(100.00 %)	\$1,450	(100.00 %)	\$725	(100.00 %)	\$725	(100.00 %)
<b>Total</b>	<b>27</b>	<b>\$50,112</b>	<b>\$1,300</b>	<b>\$1,856</b>	<b>154.77 %</b>	<b>95.25 %</b>	<b>32</b>	<b>(15.63 %)</b>	<b>\$57,363</b>	<b>(12.64 %)</b>	<b>\$1,210</b>	<b>7.43 %</b>	<b>\$1,793</b>	<b>3.53 %</b>	<b>34</b>	<b>(20.59 %)</b>	<b>\$49,091</b>	<b>2.07 %</b>	<b>\$1,025</b>	<b>26.82 %</b>	<b>\$1,444</b>	<b>28.54 %</b>
<b>July</b>																						
Homes	19	\$26,788	\$1,320	\$1,410	165.28 %	92.72 %	21	(9.52 %)	\$38,382	(30.20 %)	\$1,335	(1.12 %)	\$1,828	(22.86 %)	29	(34.48 %)	\$53,899	(50.30 %)	\$1,340	(1.49 %)	\$1,859	(24.14 %)
Land	6	\$7,405	\$1,160	\$1,234	167.67 %	96.98 %	6	-	\$11,730	(36.87 %)	\$650	78.46 %	\$1,955	(36.87 %)	8	(25.00 %)	\$6,558	12.91 %	\$740	56.75 %	\$820	50.55 %
Commercial	0	-	-	-	-	-	0	-	-	-	-	-	-	2	(100.00 %)	\$1,465	(100.00 %)	\$733	(100.00 %)	\$733	(100.00 %)	
<b>Total</b>	<b>25</b>	<b>\$34,193</b>	<b>\$1,320</b>	<b>\$1,368</b>	<b>165.53 %</b>	<b>93.75 %</b>	<b>27</b>	<b>(7.41 %)</b>	<b>\$50,112</b>	<b>(31.76 %)</b>	<b>\$1,300</b>	<b>1.53 %</b>	<b>\$1,856</b>	<b>(26.30 %)</b>	<b>39</b>	<b>(35.90 %)</b>	<b>\$61,922</b>	<b>(44.78 %)</b>	<b>\$1,200</b>	<b>10.00 %</b>	<b>\$1,588</b>	<b>(13.85 %)</b>
<b>August</b>																						
Homes	25	\$47,244	\$1,424	\$1,890	129.83 %	96.38 %	19	31.58 %	\$26,788	76.36 %	\$1,320	7.85 %	\$1,410	34.03 %	30	(16.67 %)	\$67,235	(29.73 %)	\$1,668	(14.61 %)	\$2,241	(15.68 %)
Land	3	\$1,904	\$550	\$635	97.12 %	89.72 %	6	(50.00 %)	\$7,405	(74.28 %)	\$1,160	(52.58 %)	\$1,234	(48.57 %)	3	-	\$3,250	(41.41 %)	\$1,200	(54.16 %)	\$1,083	(41.41 %)
Commercial	0	-	-	-	-	-	0	-	-	-	-	-	-	4	(100.00 %)	\$4,365	(100.00 %)	\$983	(100.00 %)	\$1,091	(100.00 %)	
<b>Total</b>	<b>28</b>	<b>\$49,148</b>	<b>\$1,385</b>	<b>\$1,755</b>	<b>126.19 %</b>	<b>95.66 %</b>	<b>25</b>	<b>12.00 %</b>	<b>\$34,193</b>	<b>43.73 %</b>	<b>\$1,320</b>	<b>4.92 %</b>	<b>\$1,368</b>	<b>28.33 %</b>	<b>37</b>	<b>(24.32 %)</b>	<b>\$74,850</b>	<b>(34.33 %)</b>	<b>\$1,539</b>	<b>(10.00 %)</b>	<b>\$2,023</b>	<b>(13.23 %)</b>

# LINK Martha's Vineyard

## Year-To-Date Sales Summary By Month - For 2024

Tuesday, December 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		Avg Price	% Change Avg Price	# Sold	% Change Sold	Value Of Sales	% Change		Avg Price	% Change Avg Price		
										Value Of Sales	Median Price						Value Of Sales	Median Price			Value Of Sales	Median Price
<b>September</b>																						
Homes	30	\$93,551	\$1,898	\$3,118	142.07 %	92.32 %	25	20.00 %	\$47,244	98.01 %	\$1,424	33.27 %	\$1,890	65.01 %	31	(3.23 %)	\$59,022	58.50 %	\$1,395	36.02 %	\$1,904	63.78 %
Land	4	\$3,940	\$950	\$985	129.04 %	98.40 %	3	33.33 %	\$1,904	106.93 %	\$550	72.72 %	\$635	55.19 %	4	-	\$4,690	(15.99 %)	\$823	15.50 %	\$1,173	(15.99 %)
Commercial	3	\$11,950	\$2,000	\$3,983	178.47 %	101.75 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
<b>Total</b>	<b>37</b>	<b>\$109,441</b>	<b>\$1,785</b>	<b>\$2,958</b>	<b>144.45 %</b>	<b>93.74 %</b>	<b>28</b>	<b>32.14 %</b>	<b>\$49,148</b>	<b>122.67 %</b>	<b>\$1,385</b>	<b>28.88 %</b>	<b>\$1,755</b>	<b>68.51 %</b>	<b>35</b>	<b>5.71 %</b>	<b>\$63,712</b>	<b>71.77 %</b>	<b>\$1,390</b>	<b>28.41 %</b>	<b>\$1,820</b>	<b>62.49 %</b>
<b>October</b>																						
Homes	48	\$97,710	\$1,660	\$2,036	148.99 %	95.70 %	30	60.00 %	\$93,551	4.44 %	\$1,898	(12.51 %)	\$3,118	(34.72 %)	34	41.18 %	\$77,043	26.82 %	\$1,798	(7.66 %)	\$2,266	(10.16 %)
Land	7	\$7,679	\$899	\$1,097	147.48 %	96.25 %	4	75.00 %	\$3,940	94.89 %	\$950	(5.36 %)	\$985	11.37 %	7	-	\$17,620	(56.41 %)	\$725	24.00 %	\$2,517	(56.41 %)
Commercial	2	\$5,578	\$2,789	\$2,789	121.96 %	91.58 %	3	(33.33 %)	\$11,950	(53.32 %)	\$2,000	39.45 %	\$3,983	(29.98 %)	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
<b>Total</b>	<b>57</b>	<b>\$110,967</b>	<b>\$1,585</b>	<b>\$1,947</b>	<b>147.79 %</b>	<b>95.62 %</b>	<b>37</b>	<b>54.05 %</b>	<b>\$109,441</b>	<b>1.39 %</b>	<b>\$1,785</b>	<b>(11.20 %)</b>	<b>\$2,958</b>	<b>(34.18 %)</b>	<b>41</b>	<b>39.02 %</b>	<b>\$94,663</b>	<b>17.22 %</b>	<b>\$1,780</b>	<b>(10.95 %)</b>	<b>\$2,309</b>	<b>(15.68 %)</b>
<b>November</b>																						
Homes	26	\$71,670	\$2,440	\$2,757	127.20 %	95.60 %	48	(45.83 %)	\$97,710	(26.65 %)	\$1,660	46.98 %	\$2,036	35.41 %	25	4.00 %	\$104,730	(31.56 %)	\$1,760	38.63 %	\$4,189	(34.19 %)
Land	3	\$3,475	\$1,200	\$1,158	-	93.53 %	7	(57.14 %)	\$7,679	(54.74 %)	\$899	33.48 %	\$1,097	5.59 %	5	(40.00 %)	\$2,750	26.36 %	\$435	175.86 %	\$550	110.60 %
Commercial	1	\$1,360	\$1,360	\$1,360	167.73 %	100.00 %	2	(50.00 %)	\$5,578	(75.61 %)	\$2,789	(51.23 %)	\$2,789	(51.23 %)	1	-	\$120	1,033.33 %	\$120	1,033.33 %	\$120	1,033.33 %
<b>Total</b>	<b>30</b>	<b>\$76,505</b>	<b>\$1,998</b>	<b>\$2,550</b>	<b>128.76 %</b>	<b>95.54 %</b>	<b>57</b>	<b>(47.37 %)</b>	<b>\$110,967</b>	<b>(31.05 %)</b>	<b>\$1,585</b>	<b>26.02 %</b>	<b>\$1,947</b>	<b>30.99 %</b>	<b>31</b>	<b>(3.23 %)</b>	<b>\$107,600</b>	<b>(28.89 %)</b>	<b>\$1,400</b>	<b>42.67 %</b>	<b>\$3,471</b>	<b>(26.52 %)</b>
<b>YTD By Type</b>															<b>YTD Prior Year</b>							
Homes	262	\$568,288	\$1,555	\$2,169	135.15 %	94.85 %	-	-	-	-	-	-	-	-	291	(9.97 %)	\$667,515	(14.86 %)	\$1,539	1.03 %	\$2,294	(5.44 %)
Land	47	\$52,556	\$800	\$1,118	159.38 %	96.49 %	-	-	-	-	-	-	-	-	58	(18.97 %)	\$72,898	(27.90 %)	\$755	5.96 %	\$1,257	(11.03 %)
Commercial	12	\$35,142	\$2,100	\$2,929	157.98 %	95.74 %	-	-	-	-	-	-	-	-	22	(45.45 %)	\$35,171	(0.08 %)	\$864	143.10 %	\$1,599	83.18 %
<b>YTD All Types</b>	<b>321</b>	<b>\$655,986</b>	<b>\$1,425</b>	<b>\$2,044</b>	<b>138.27 %</b>	<b>95.13 %</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>371</b>	<b>(13.48 %)</b>	<b>\$775,584</b>	<b>(15.42 %)</b>	<b>\$1,375</b>	<b>3.63 %</b>	<b>\$2,091</b>	<b>(2.24 %)</b>

