

LINK Martha's Vineyard

Year-To-Date Sales Summary By Month - For 2025

Tuesday, November 4, 2025

	# 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
January																						
Homes	27	\$57,448	\$1,695	\$2,128	129.94 %	94.33 %	35	(22.86 %)	\$79,882	(28.08 %)	\$1,585	6.94 %	\$2,282	(6.77 %)	14	92.86 %	\$32,894	74.64 %	\$1,650	2.72 %	\$2,350	(9.44 %)
Land	2	\$1,960	\$980	\$980	228.50 %	95.15 %	6	(66.67 %)	\$15,467	(87.32 %)	\$2,083	(52.94 %)	\$2,578	(61.98 %)	4	(50.00 %)	\$5,940	(67.00 %)	\$1,243	(21.12 %)	\$1,485	(34.00 %)
Commercial	0	-	-	-	-	-	1	(100.00 %)	\$2,200	(100.00 %)	\$2,200	(100.00 %)	\$2,200	(100.00 %)	0	-	-	-	-	-	-	-
Total	29	\$59,408	\$1,650	\$2,049	133.88 %	94.39 %	42	(30.95 %)	\$97,548	(39.09 %)	\$1,668	(1.04 %)	\$2,323	(11.79 %)	18	61.11 %	\$38,834	52.98 %	\$1,543	6.96 %	\$2,157	(5.04 %)
February																						
Homes	17	\$30,335	\$1,495	\$1,784	128.72 %	96.22 %	27	(37.04 %)	\$57,448	(47.19 %)	\$1,695	(11.79 %)	\$2,128	(16.13 %)	19	(10.53 %)	\$37,019	(18.05 %)	\$1,755	(14.81 %)	\$1,948	(8.41 %)
Land	2	\$2,150	\$1,075	\$1,075	-	96.21 %	2	-	\$1,960	9.69 %	\$980	9.69 %	\$980	9.69 %	3	(33.33 %)	\$2,689	(20.04 %)	\$1,000	7.50 %	\$896	19.93 %
Commercial	0	-	-	-	-	-	0	-	-	-	-	-	-	1	(100.00 %)	\$3,949	(100.00 %)	\$3,949	(100.00 %)	\$3,949	(100.00 %)	
Total	19	\$32,485	\$1,495	\$1,710	128.72 %	96.22 %	29	(34.48 %)	\$59,408	(45.31 %)	\$1,650	(9.39 %)	\$2,049	(16.53 %)	23	(17.39 %)	\$43,657	(25.59 %)	\$1,600	(6.56 %)	\$1,898	(9.92 %)
March																						
Homes	17	\$33,106	\$1,265	\$1,947	135.99 %	94.47 %	17	-	\$30,335	9.13 %	\$1,495	(15.38 %)	\$1,784	9.13 %	13	30.77 %	\$18,111	82.79 %	\$1,140	10.96 %	\$1,393	39.78 %
Land	2	\$2,050	\$1,025	\$1,025	176.88 %	88.78 %	2	-	\$2,150	(4.65 %)	\$1,075	(4.65 %)	\$1,075	(4.65 %)	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
Commercial	1	\$625	\$625	\$625	203.64 %	65.78 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	2	(50.00 %)	\$4,900	(87.24 %)	\$2,450	(74.48 %)	\$2,450	(74.48 %)
Total	20	\$35,781	\$1,220	\$1,789	142.02 %	92.47 %	19	5.26 %	\$32,485	10.14 %	\$1,495	(18.39 %)	\$1,710	4.63 %	15	33.33 %	\$23,011	55.49 %	\$1,225	(0.40 %)	\$1,534	16.62 %
April																						
Homes	19	\$60,823	\$1,838	\$3,201	113.22 %	97.39 %	17	11.76 %	\$33,106	83.72 %	\$1,265	45.25 %	\$1,947	64.38 %	22	(13.64 %)	\$57,930	4.99 %	\$2,213	(16.94 %)	\$2,633	21.57 %
Land	2	\$1,945	\$973	\$973	121.97 %	93.33 %	2	-	\$2,050	(5.12 %)	\$1,025	(5.12 %)	\$1,025	(5.12 %)	6	(66.67 %)	\$3,825	(49.15 %)	\$553	76.01 %	\$638	52.54 %
Commercial	0	-	-	-	-	-	1	(100.00 %)	\$625	(100.00 %)	\$625	(100.00 %)	\$625	(100.00 %)	1	(100.00 %)	\$1,000	(100.00 %)	\$1,000	(100.00 %)	\$1,000	(100.00 %)
Total	21	\$62,768	\$1,675	\$2,989	114.14 %	97.00 %	20	5.00 %	\$35,781	75.42 %	\$1,220	37.29 %	\$1,789	67.07 %	29	(27.59 %)	\$62,755	0.02 %	\$1,370	22.26 %	\$2,164	38.12 %
May																						
Homes	25	\$49,248	\$1,600	\$1,970	134.02 %	94.80 %	19	31.58 %	\$60,823	(19.03 %)	\$1,838	(12.92 %)	\$3,201	(38.46 %)	25	-	\$46,989	4.80 %	\$1,225	30.61 %	\$1,880	4.80 %
Land	1	\$701	\$701	\$701	204.64 %	103.01 %	2	(50.00 %)	\$1,945	(63.98 %)	\$973	(27.96 %)	\$973	(27.96 %)	5	(80.00 %)	\$3,969	(82.35 %)	\$725	(3.37 %)	\$794	(11.75 %)
Commercial	5	\$11,445	\$2,695	\$2,289	262.33 %	100.00 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	2	150.00 %	\$6,405	78.68 %	\$3,203	(15.84 %)	\$3,203	(28.52 %)
Total	31	\$61,393	\$1,665	\$1,980	149.73 %	95.90 %	21	47.62 %	\$62,768	(2.19 %)	\$1,675	(0.59 %)	\$2,989	(33.74 %)	32	(3.13 %)	\$57,363	7.02 %	\$1,210	37.60 %	\$1,793	10.47 %
June																						
Homes	18	\$29,807	\$1,425	\$1,656	112.45 %	95.05 %	25	(28.00 %)	\$49,248	(39.47 %)	\$1,600	(10.93 %)	\$1,970	(15.93 %)	21	(14.29 %)	\$38,382	(22.34 %)	\$1,335	6.74 %	\$1,828	(9.39 %)
Land	6	\$7,981	\$650	\$1,330	128.54 %	96.99 %	1	500.00 %	\$701	1,039.32 %	\$701	(7.20 %)	\$701	89.88 %	6	-	\$11,730	(31.96 %)	\$650	-	\$1,955	(31.96 %)
Commercial	2	\$4,875	\$2,438	\$2,438	208.86 %	124.17 %	5	(60.00 %)	\$11,445	(57.40 %)	\$2,695	(9.55 %)	\$2,289	6.48 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
Total	26	\$42,663	\$1,312	\$1,641	123.84 %	97.73 %	31	(16.13 %)	\$61,393	(30.50 %)	\$1,665	(21.20 %)	\$1,980	(17.14 %)	27	(3.70 %)	\$50,112	(14.86 %)	\$1,300	0.92 %	\$1,856	(11.59 %)
July																						
Homes	23	\$80,452	\$1,595	\$3,498	135.06 %	96.29 %	18	27.78 %	\$29,807	169.91 %	\$1,425	11.92 %	\$1,656	111.23 %	19	21.05 %	\$26,788	200.33 %	\$1,320	20.83 %	\$1,410	148.10 %
Land	4	\$1,605	\$475	\$401	158.31 %	99.48 %	6	(33.33 %)	\$7,981	(79.88 %)	\$650	(26.92 %)	\$1,330	(69.83 %)	6	(33.33 %)	\$7,405	(78.32 %)	\$1,160	(59.05 %)	\$1,234	(67.48 %)
Commercial	1	\$3,800	\$3,800	\$3,800	132.13 %	100.00 %	2	(50.00 %)	\$4,875	(22.05 %)	\$2,438	55.89 %	\$2,438	55.89 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
Total	28	\$85,857	\$1,463	\$3,066	136.08 %	96.87 %	26	7.69 %	\$42,663	101.24 %	\$1,312	11.47 %	\$1,641	86.87 %	25	12.00 %	\$34,193	151.09 %	\$1,320	10.79 %	\$1,368	124.19 %
August																						
Homes	29	\$64,093	\$1,800	\$2,210	125.40 %	95.63 %	23	26.09 %	\$80,452	(20.33 %)	\$1,595	12.85 %	\$3,498	(36.81 %)	25	16.00 %	\$47,244	35.66 %	\$1,424	26.42 %	\$1,890	16.95 %
Land	6	\$3,571	\$442	\$595	265.29 %	92.59 %	4	50.00 %	\$1,605	122.50 %	\$475	(6.94 %)	\$401	48.33 %	3	100.00 %	\$1,904	87.56 %	\$550	(19.63 %)	\$635	(6.21 %)
Commercial	1	\$2,657	\$2,657	\$2,657	117.12 %	100.00 %	1	-	\$3,800	(30.07 %)	\$3,800	(30.07 %)	\$3,800	(30.07 %)	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %
Total	36	\$70,321	\$1,617	\$1,953	133.89 %	95.24 %	28	28.57 %	\$85,857	(18.09 %)	\$1,463	10.52 %	\$3,066	(36.29 %)	28	28.57 %	\$49,148	43.08 %	\$1,385	16.71 %	\$1,755	11.28 %

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							# 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	35	\$84,041	\$1,775	\$2,401	116.41 %	93.34 %	29	20.69 %	\$64,093	31.12 %	\$1,800	(1.38 %)	\$2,210	8.64 %	30	16.67 %	\$93,551	(10.16 %)	\$1,898	(6.45 %)	\$3,118	(22.99 %)
Land	6	\$6,735	\$703	\$1,123	221.88 %	95.89 %	6	-	\$3,571	88.59 %	\$442	58.93 %	\$595	88.59 %	4	50.00 %	\$3,940	70.93 %	\$950	(26.05 %)	\$985	13.95 %
Commercial	0	-	-	-	-	-	1	(100.00 %)	\$2,657	(100.00 %)	\$2,657	(100.00 %)	\$2,657	(100.00 %)	3	(100.00 %)	\$11,950	(100.00 %)	\$2,000	(100.00 %)	\$3,983	(100.00 %)
Total	41	\$90,776	\$1,735	\$2,214	119.51 %	93.71 %	36	13.89 %	\$70,321	29.08 %	\$1,617	7.33 %	\$1,953	13.34 %	37	10.81 %	\$109,441	(17.05 %)	\$1,785	(2.80 %)	\$2,958	(25.14 %)
October																						
Homes	40	\$157,927	\$1,693	\$3,948	125.58 %	95.41 %	35	14.29 %	\$84,041	87.91 %	\$1,775	(4.64 %)	\$2,401	64.42 %	48	(16.67 %)	\$97,710	61.62 %	\$1,660	1.95 %	\$2,036	93.95 %
Land	7	\$8,725	\$1,250	\$1,246	148.74 %	97.44 %	6	16.67 %	\$6,735	29.54 %	\$703	77.93 %	\$1,123	11.04 %	7	-	\$7,679	13.62 %	\$899	39.04 %	\$1,097	13.62 %
Commercial	4	\$3,475	\$578	\$869	184.91 %	96.28 %	0	100.00 %	-	100.00 %	-	100.00 %	-	100.00 %	2	100.00 %	\$5,578	(37.70 %)	\$2,789	(79.29 %)	\$2,789	(68.85 %)
Total	51	\$170,127	\$1,550	\$3,336	130.91 %	95.75 %	41	24.39 %	\$90,776	87.41 %	\$1,735	(10.66 %)	\$2,214	50.66 %	57	(10.53 %)	\$110,967	53.31 %	\$1,585	(2.20 %)	\$1,947	71.34 %
YTD By Type												YTD Prior Year										
Homes	250	\$647,278	\$1,639	\$2,589	125.40 %	95.16 %	-	-	-	-	-	-	-	-	236	5.93 %	\$496,617	30.33 %	\$1,515	8.18 %	\$2,104	23.03 %
Land	38	\$37,423	\$630	\$985	165.85 %	95.86 %	-	-	-	-	-	-	-	-	44	(13.64 %)	\$49,081	(23.75 %)	\$763	(17.37 %)	\$1,115	(11.71 %)
Commercial	14	\$26,877	\$1,900	\$1,920	202.74 %	99.94 %	-	-	-	-	-	-	-	-	11	27.27 %	\$33,782	(20.43 %)	\$2,200	(13.63 %)	\$3,071	(37.48 %)
YTD All Types	302	\$711,578	\$1,525	\$2,356	131.33 %	95.47 %	-	-	-	-	-	-	-	-	291	3.78 %	\$579,480	22.79 %	\$1,395	9.31 %	\$1,991	18.32 %

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