Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Oak Bluffs

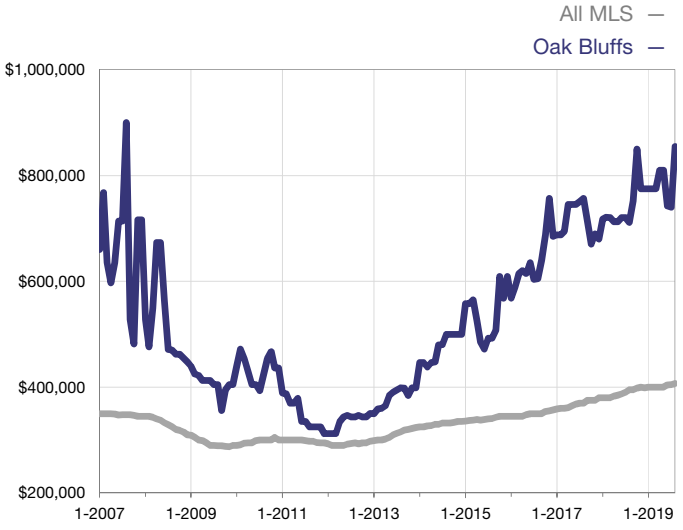
Single-Family Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**6**	+ 50.0%	30	**15**	- 50.0%
Closed Sales	5	**1**	- 80.0%	32	**7**	- 78.1%
Median Sales Price*	$585,000	**$3,600,000**	+ 515.4%	$720,500	**$635,000**	- 11.9%
Inventory of Homes for Sale	37	**12**	- 67.6%	--	--	--
Months Supply of Inventory	8.9	**4.8**	- 46.1%	--	--	--
Cumulative Days on Market Until Sale	51	**14**	- 72.5%	106	**177**	+ 67.0%
Percent of Original List Price Received*	93.3%	**102.9%**	+ 10.3%	94.6%	**94.9%**	+ 0.3%
New Listings	5	**0**	- 100.0%	55	**24**	- 56.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

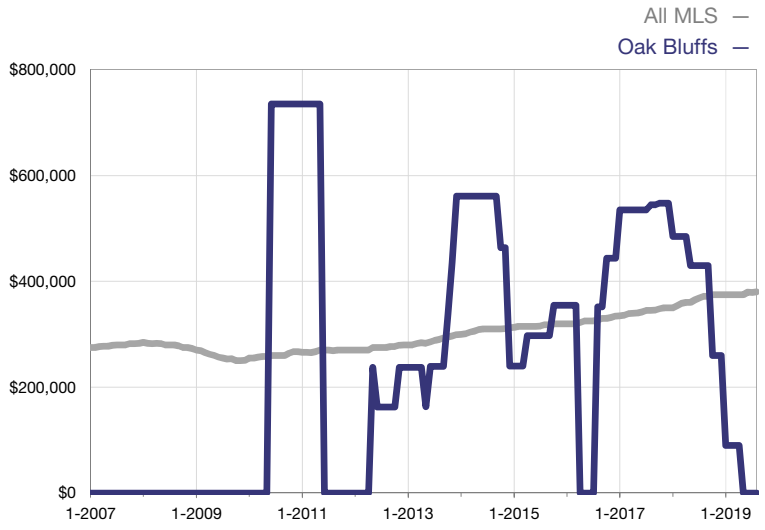
Condominium Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	2	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$260,000	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	33	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	87.8%	**0.0%**	- 100.0%
New Listings	0	**0**	--	1	**0**	- 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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