Local Market Update – February 2021

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

Edgartown

Single-Family Properties

	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	2	**0**	- 100.0%	5	**1**	- 80.0%
Closed Sales	3	**0**	- 100.0%	6	**1**	- 83.3%
Median Sales Price*	$1,700,000	**$0**	- 100.0%	$1,868,750	**$1,193,500**	- 36.1%
Inventory of Homes for Sale	17	**4**	- 76.5%	--	--	--
Months Supply of Inventory	7.2	**1.2**	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	71	**0**	- 100.0%	89	**70**	- 21.3%
Percent of Original List Price Received*	88.6%	**0.0%**	- 100.0%	92.1%	**91.8%**	- 0.3%
New Listings	5	**1**	- 80.0%	10	**3**	- 70.0%

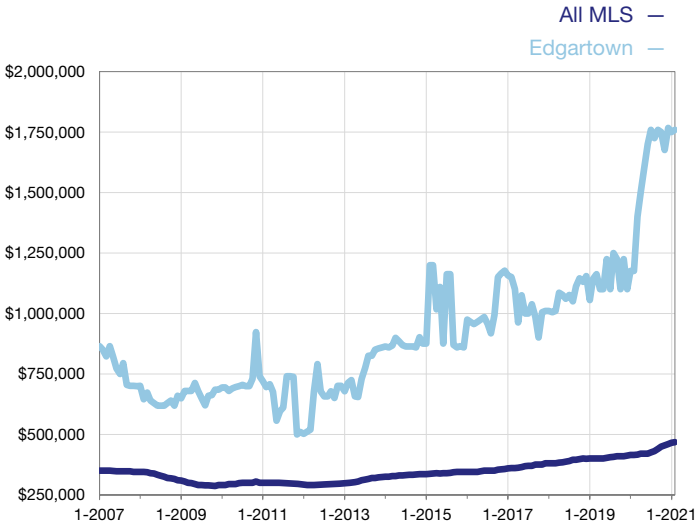
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

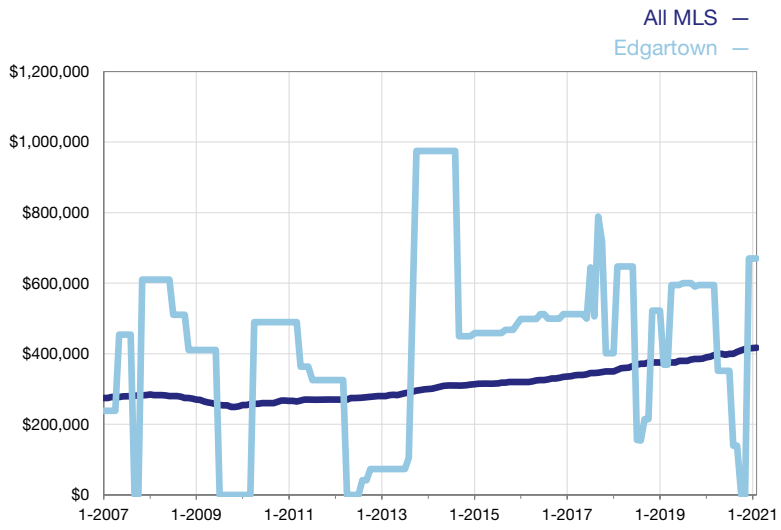
	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**3**	--	0	**3**	--
Median Sales Price*	$0	**$650,000**	--	$0	**$650,000**	--
Inventory of Homes for Sale	0	**4**	--	--	--	--
Months Supply of Inventory	0.0	**2.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**209**	--	0	**209**	--
Percent of Original List Price Received*	0.0%	**94.5%**	--	0.0%	**94.5%**	--
New Listings	0	**0**	--	0	**4**	--

* 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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