Oak Bluffs

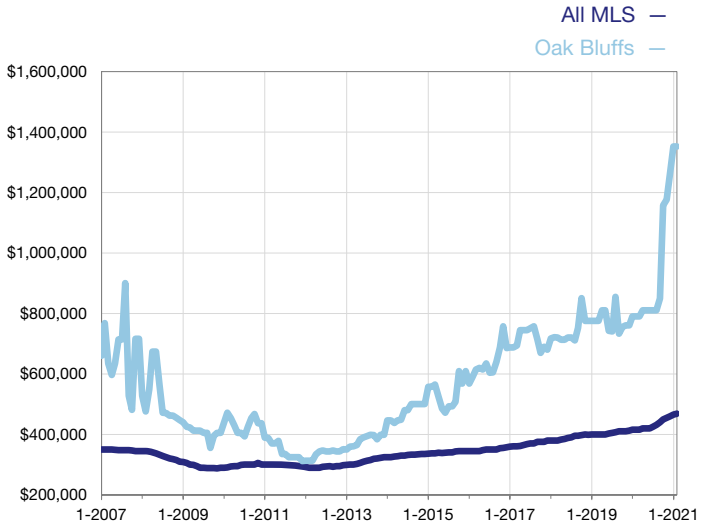
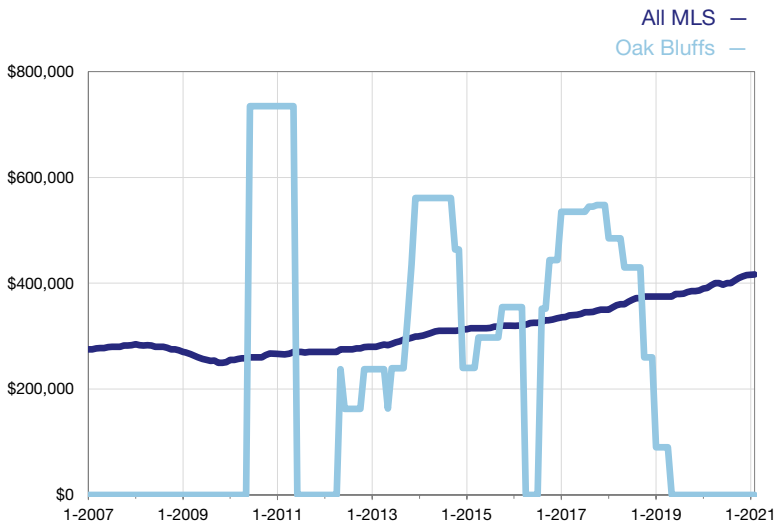
Single-Family Properties	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	1	**3**	+ 200.0%
Closed Sales	0	**1**	--	3	**2**	- 33.3%
Median Sales Price*	$0	**$875,000**	--	$927,000	**$917,500**	- 1.0%
Inventory of Homes for Sale	4	**6**	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	**3.2**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**11**	--	193	**44**	- 77.2%
Percent of Original List Price Received*	0.0%	**100.0%**	--	90.7%	**91.7%**	+ 1.1%
New Listings	2	**3**	+ 50.0%	2	**5**	+ 150.0%

* 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	**1**	--	0	**1**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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