Oak Bluffs

Single-Family Properties	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	20	**11**	- 45.0%
Closed Sales	2	**0**	- 100.0%	18	**11**	- 38.9%
Median Sales Price*	$2,195,000	**$0**	- 100.0%	$985,000	**$1,350,000**	+ 37.1%
Inventory of Homes for Sale	12	**9**	- 25.0%	--	--	--
Months Supply of Inventory	5.7	**4.5**	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	54	**0**	- 100.0%	80	**51**	- 36.3%
Percent of Original List Price Received*	100.2%	**0.0%**	- 100.0%	99.1%	**93.4%**	- 5.8%
New Listings	3	**5**	+ 66.7%	30	**22**	- 26.7%

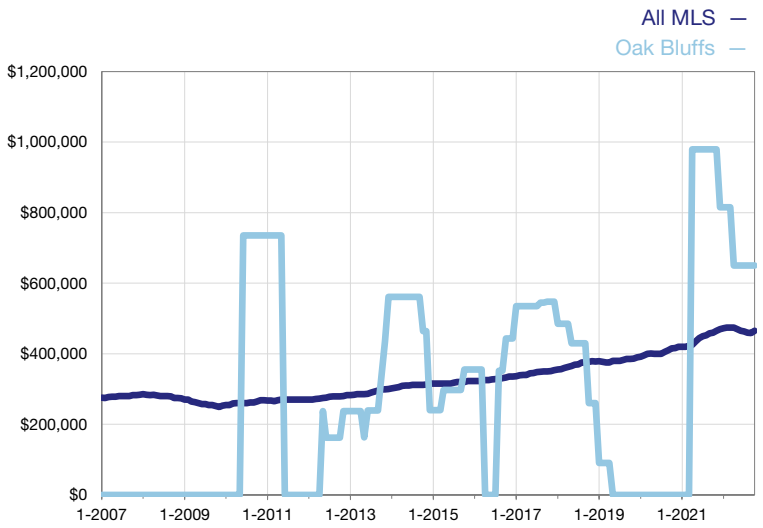
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**0**	- 100.0%	2	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$980,000	**$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**	--	57	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	89.1%	**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



MASSACHUSETTS
ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.