

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	15	21	+ 40.0%
Closed Sales	0	1	--	14	21	+ 50.0%
Median Sales Price*	\$0	<b>\$2,975,000</b>	--	\$1,475,000	<b>\$2,499,000</b>	+ 69.4%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	3.6	4.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	49	108	+ 120.4%
Percent of Original List Price Received*	0.0%	99.3%	--	97.8%	96.0%	- 1.8%
New Listings	0	0	--	21	36	+ 71.4%

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

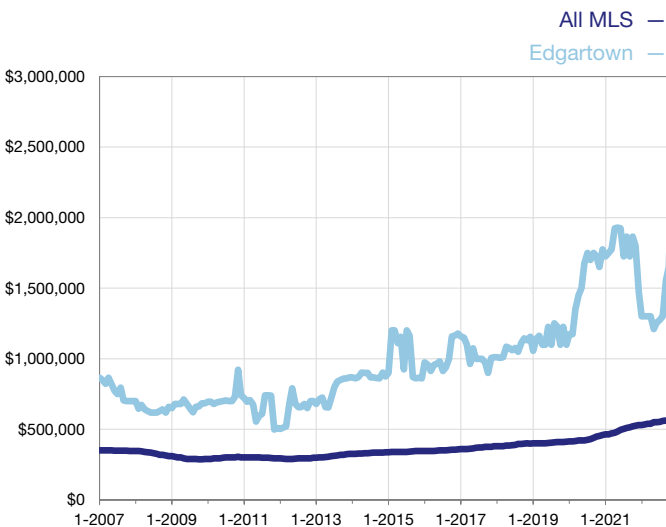
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	6	1	- 83.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$645,000	<b>\$1,260,000</b>	+ 95.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	178	4	- 97.8%
Percent of Original List Price Received*	0.0%	0.0%	--	88.5%	109.6%	+ 23.8%
New Listings	0	4	--	6	6	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

