

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	27	12	- 55.6%
Closed Sales	4	2	- 50.0%	25	13	- 48.0%
Median Sales Price*	\$1,415,000	\$1,266,000	- 10.5%	\$1,090,000	\$1,350,000	+ 23.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.2	6.0	+ 172.7%	--	--	--
Cumulative Days on Market Until Sale	44	146	+ 231.8%	68	66	- 2.9%
Percent of Original List Price Received*	98.8%	93.9%	- 5.0%	98.9%	93.5%	- 5.5%
New Listings	1	1	0.0%	31	25	- 19.4%

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

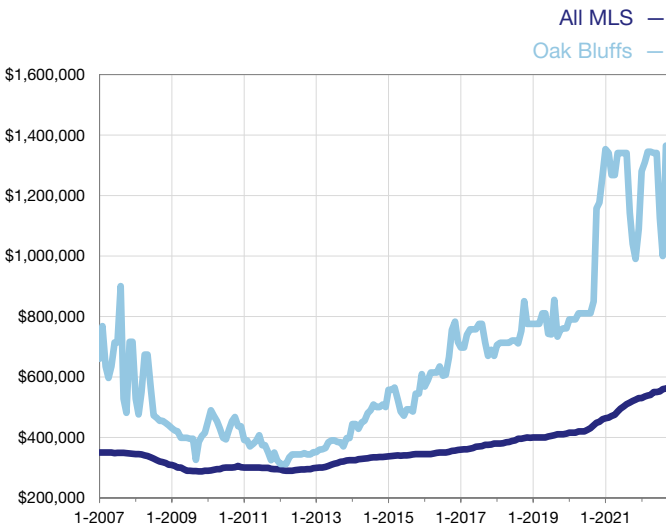
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$815,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	40	0	- 100.0%
Percent of Original List Price Received*	106.0%	0.0%	- 100.0%	97.6%	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

