

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	11	4	- 63.6%	48	36	- 25.0%
Closed Sales	3	2	- 33.3%	36	33	- 8.3%
Median Sales Price*	\$400,000	\$2,387,500	+ 496.9%	\$900,000	\$1,050,000	+ 16.7%
Inventory of Homes for Sale	77	80	+ 3.9%	--	--	--
Months Supply of Inventory	12.5	11.7	- 6.4%	--	--	--
Cumulative Days on Market Until Sale	83	37	- 55.4%	173	118	- 31.8%
Percent of Original List Price Received*	93.7%	96.4%	+ 2.9%	93.3%	92.4%	- 1.0%
New Listings	17	6	- 64.7%	85	104	+ 22.4%

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

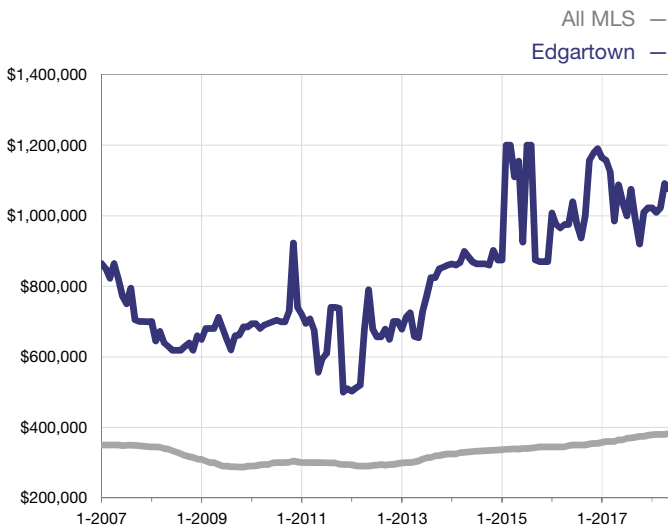
Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$789,000	\$0	- 100.0%	\$789,000	\$910,000	+ 15.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	12.0	9.0	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	441	0	- 100.0%	441	15	- 96.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	98.4%	- 1.6%
New Listings	2	1	- 50.0%	5	9	+ 80.0%

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

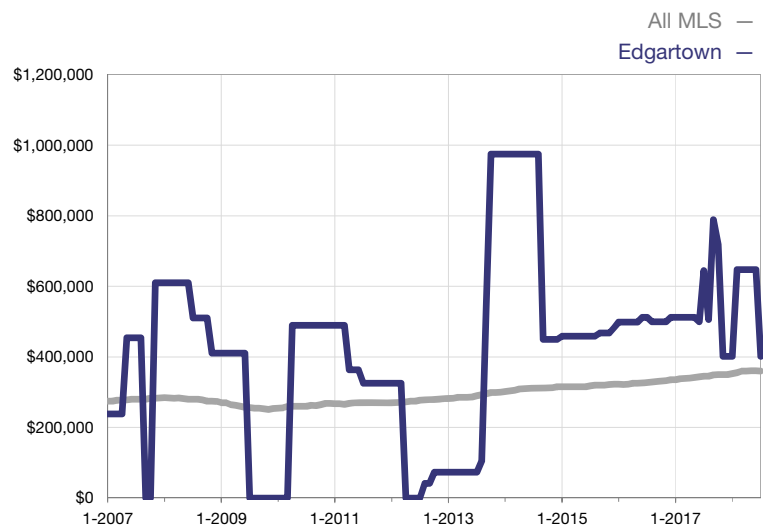
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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