

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	1	- 75.0%	26	9	- 65.4%
Closed Sales	3	1	- 66.7%	27	6	- 77.8%
Median Sales Price*	\$710,000	\$635,000	- 10.6%	\$775,000	\$630,000	- 18.7%
Inventory of Homes for Sale	42	20	- 52.4%	--	--	--
Months Supply of Inventory	11.0	6.7	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	256	106	- 58.6%	116	204	+ 75.9%
Percent of Original List Price Received*	91.5%	93.5%	+ 2.2%	94.9%	93.5%	- 1.5%
New Listings	7	5	- 28.6%	50	24	- 52.0%

* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$260,000	\$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	--	33	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	87.8%	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.

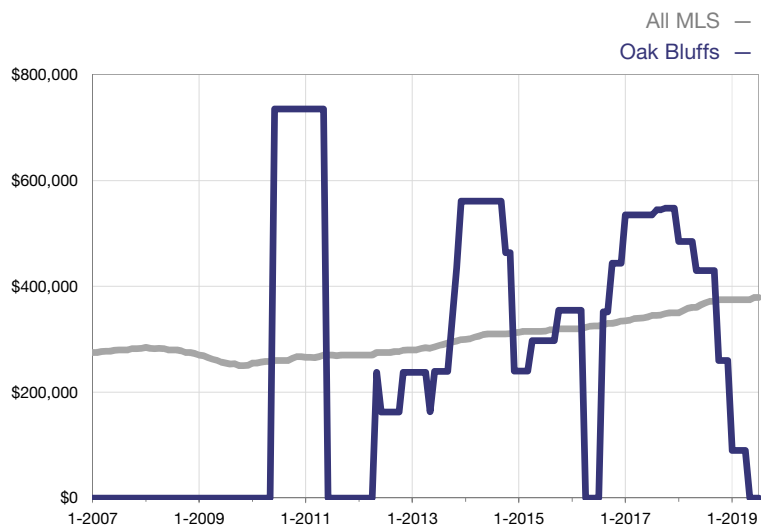
Median Sales Price – Single-Family Properties

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. | Powered by ShowingTime 10K.