

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	2	0.0%	8	5	- 37.5%
Closed Sales	2	1	- 50.0%	11	3	- 72.7%
Median Sales Price*	\$1,315,000	\$6,500,000	+ 394.3%	\$1,750,000	\$2,750,000	+ 57.1%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--
Months Supply of Inventory	6.1	0.6	- 90.2%	--	--	--
Cumulative Days on Market Until Sale	410	19	- 95.4%	191	43	- 77.5%
Percent of Original List Price Received*	98.4%	97.7%	- 0.7%	94.5%	93.7%	- 0.8%
New Listings	1	1	0.0%	13	5	- 61.5%

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

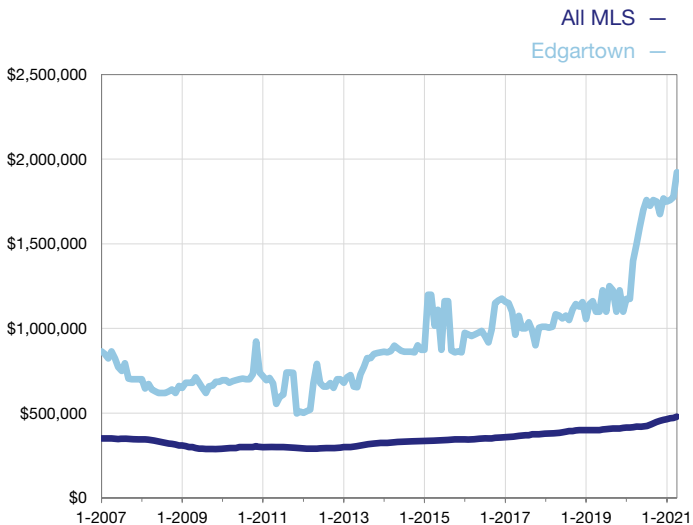
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$650,000	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	209	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.5%	--
New Listings	0	0	--	0	4	--

* 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

