

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	2	8	+ 300.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$810,000	\$1,090,000	+ 34.6%	\$868,500	\$917,500	+ 5.6%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.7	3.9	+ 129.4%	--	--	--
Cumulative Days on Market Until Sale	124	8	- 93.5%	176	30	- 83.0%
Percent of Original List Price Received*	94.3%	99.5%	+ 5.5%	91.6%	95.8%	+ 4.6%
New Listings	0	6	--	3	13	+ 333.3%

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

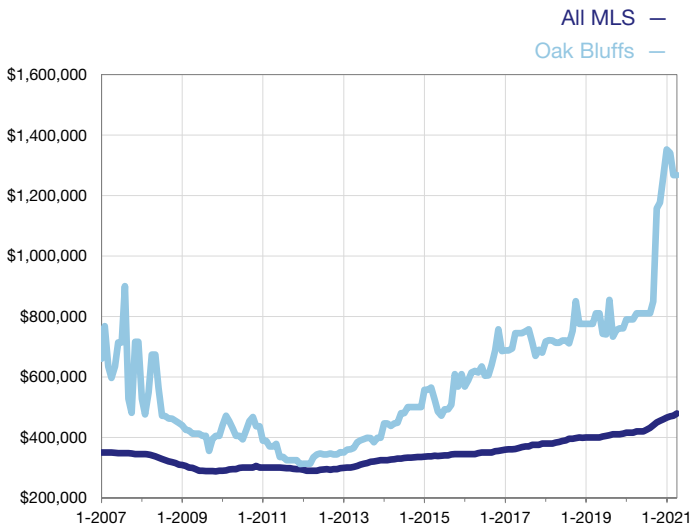
Condominium Properties

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

