

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	9	+ 350.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Median Sales Price*	\$773,750	\$1,950,100	+ 152.0%	\$810,000	\$917,500	+ 13.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	146	26	- 82.2%
Percent of Original List Price Received*	100.6%	98.7%	- 1.9%	93.4%	96.8%	+ 3.6%
New Listings	4	2	- 50.0%	7	15	+ 114.3%

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

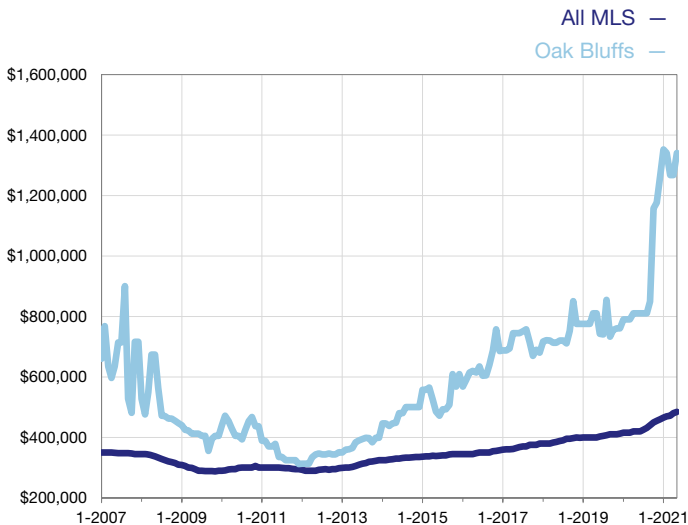
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$980,000	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	57	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	89.1%	--
New Listings	1	0	- 100.0%	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

