

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	1	- 75.0%	24	11	- 54.2%
Closed Sales	3	0	- 100.0%	21	11	- 47.6%
Median Sales Price*	\$1,495,000	\$0	- 100.0%	\$990,000	\$1,350,000	+ 36.4%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	3.7	5.8	+ 56.8%	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	73	51	- 30.1%
Percent of Original List Price Received*	98.4%	0.0%	- 100.0%	99.0%	93.4%	- 5.7%
New Listings	0	2	--	30	24	- 20.0%

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

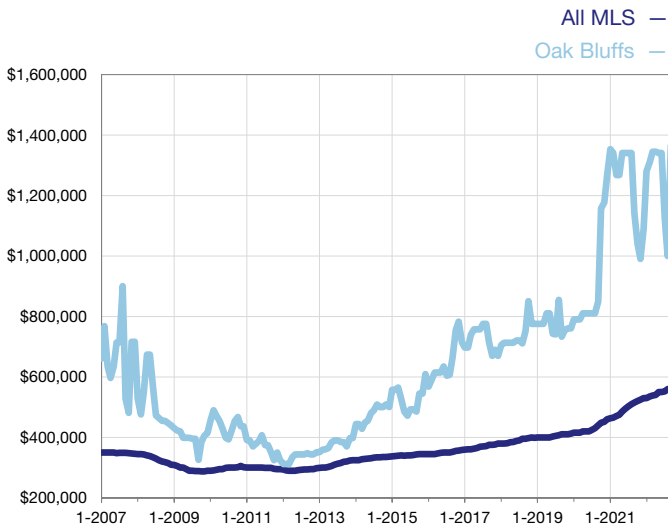
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$980,000	\$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	--	57	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	89.1%	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

