

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
Closed Sales	0	2	--	3	2	- 33.3%
Median Sales Price*	\$0	\$1,117,500	--	\$1,381,500	\$1,117,500	- 19.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.3	4.3	+ 87.0%	--	--	--
Cumulative Days on Market Until Sale	0	96	--	101	96	- 5.0%
Percent of Original List Price Received*	0.0%	89.3%	--	95.7%	89.3%	- 6.7%
New Listings	1	2	+ 100.0%	3	2	- 33.3%

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

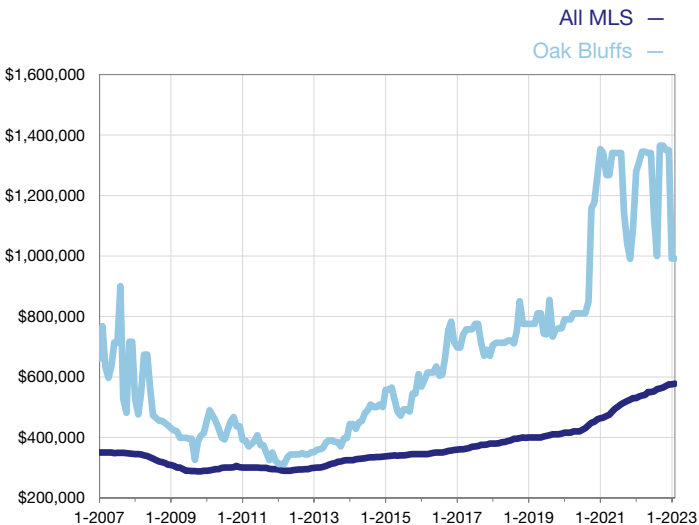
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	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

