

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	1	2	+ 100.0%	6	5	- 16.7%
Median Sales Price*	\$1,400,000	\$1,575,500	+ 12.5%	\$1,209,500	\$2,220,608	+ 83.6%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	2.6	4.3	+ 65.4%	--	--	--
Cumulative Days on Market Until Sale	199	115	- 42.2%	97	100	+ 3.1%
Percent of Original List Price Received*	73.7%	94.6%	+ 28.4%	100.1%	90.1%	- 10.0%
New Listings	2	2	0.0%	3	7	+ 133.3%

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

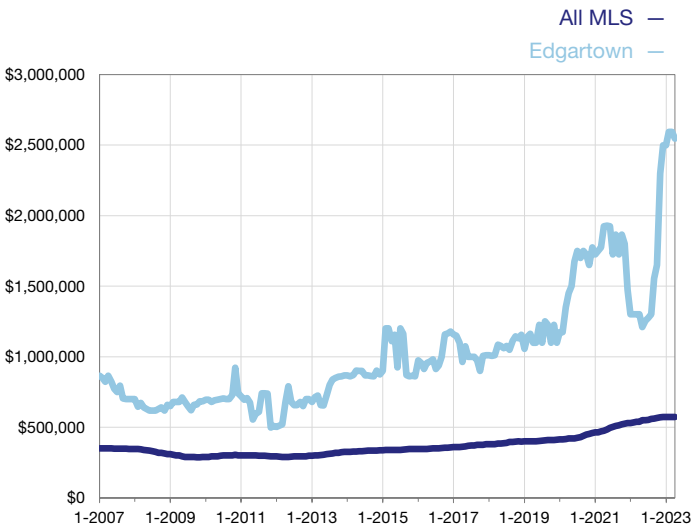
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	6	--	--	--	--
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	1	--	1	2	+ 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

