

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	5	+ 25.0%
Closed Sales	1	2	+ 100.0%	7	7	0.0%
Median Sales Price*	\$1,050,000	\$1,576,500	+ 50.1%	\$1,050,000	\$1,995,000	+ 90.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	6.2	5.7	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	506	17	- 96.6%	155	76	- 51.0%
Percent of Original List Price Received*	100.0%	108.5%	+ 8.5%	100.1%	95.3%	- 4.8%
New Listings	6	5	- 16.7%	9	12	+ 33.3%

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

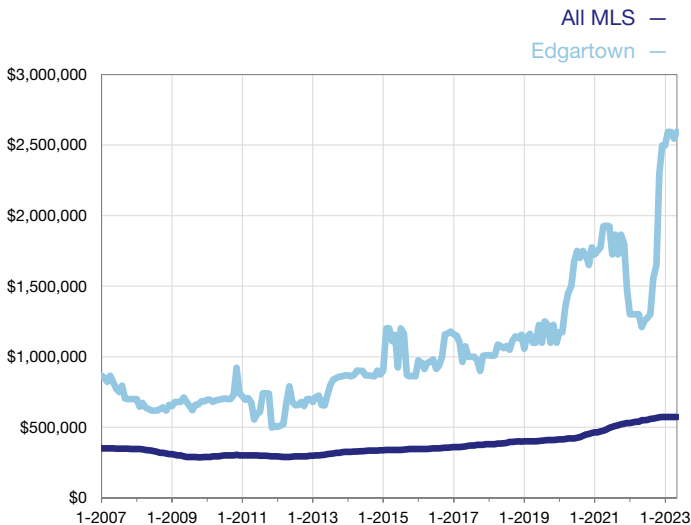
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,260,000	\$0	- 100.0%	\$1,260,000	\$0	- 100.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	0	- 100.0%
Percent of Original List Price Received*	109.6%	0.0%	- 100.0%	109.6%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	2	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

