

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	6	6	0.0%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$3,200,000	\$0	- 100.0%	\$1,225,000	\$1,995,000	+ 62.9%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	7.2	7.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	144	76	- 47.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.1%	95.3%	- 4.8%
New Listings	4	4	0.0%	13	16	+ 23.1%

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

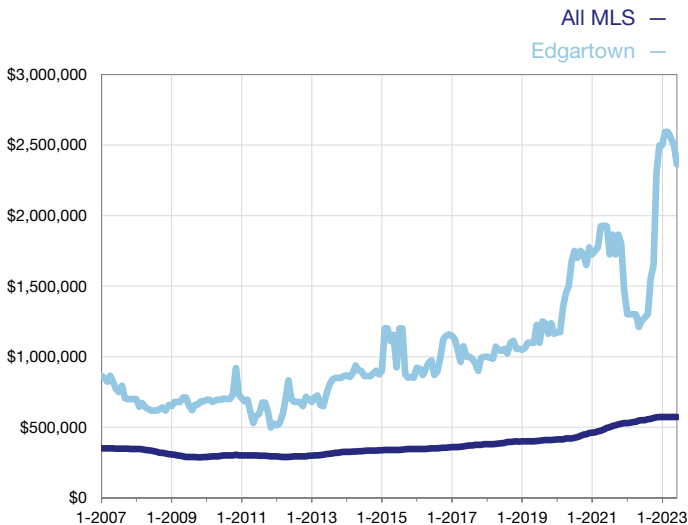
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,260,000	\$0	- 100.0%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.7	7.0	+ 900.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	109.6%	0.0%	- 100.0%
New Listings	0	2	--	2	4	+ 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

