

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	9	7	- 22.2%
Closed Sales	1	0	- 100.0%	9	7	- 22.2%
Median Sales Price*	\$1,250,000	\$0	- 100.0%	\$1,250,000	\$1,995,000	+ 59.6%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	8.4	10.0	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	130	76	- 41.5%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	99.9%	95.3%	- 4.6%
New Listings	6	6	0.0%	19	23	+ 21.1%

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

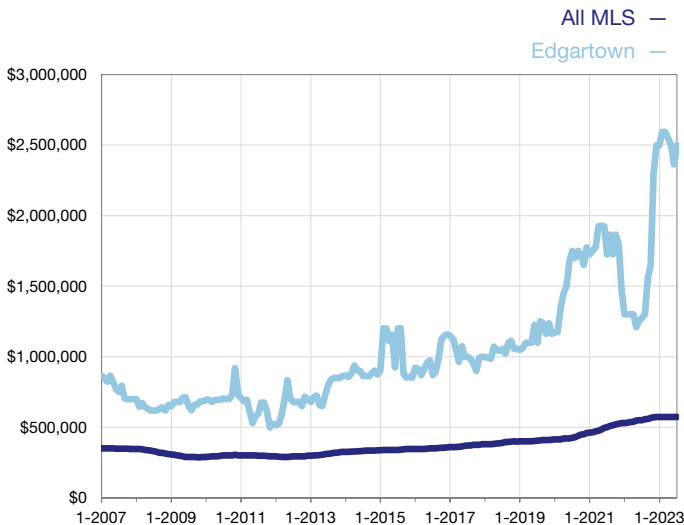
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$1,730,000	--	\$1,260,000	\$1,730,000	+ 37.3%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--
Cumulative Days on Market Until Sale	0	55	--	4	55	+ 1,275.0%
Percent of Original List Price Received*	0.0%	100.0%	--	109.6%	100.0%	- 8.8%
New Listings	0	0	--	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

