

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	12	10	- 16.7%
Closed Sales	2	3	+ 50.0%	11	10	- 9.1%
Median Sales Price*	\$4,875,000	<b>\$3,300,000</b>	- 32.3%	\$1,400,000	<b>\$2,107,804</b>	+ 50.6%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	9.5	11.0	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	47	253	+ 438.3%	115	129	+ 12.2%
Percent of Original List Price Received*	89.7%	98.3%	+ 9.6%	98.0%	96.2%	- 1.8%
New Listings	7	7	0.0%	26	30	+ 15.4%

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

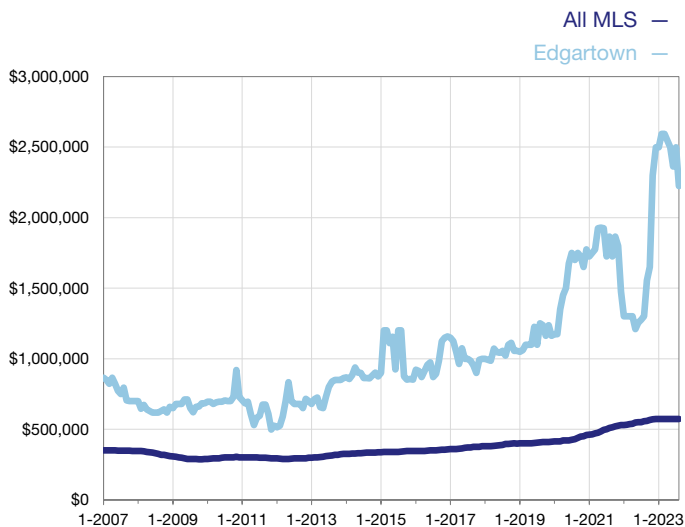
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$1,260,000	<b>\$1,730,000</b>	+ 37.3%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	1.0	3.5	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	55	+ 1,275.0%
Percent of Original List Price Received*	0.0%	0.0%	--	109.6%	100.0%	- 8.8%
New Listings	0	1	--	2	5	+ 150.0%

\* 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

