

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	8	10	+ 25.0%
Closed Sales	1	0	- 100.0%	9	8	- 11.1%
Median Sales Price*	\$800,000	\$0	- 100.0%	\$1,000,000	\$1,070,000	+ 7.0%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	4.5	3.9	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	54	77	+ 42.6%
Percent of Original List Price Received*	94.2%	0.0%	- 100.0%	93.1%	92.4%	- 0.8%
New Listings	0	0	--	15	12	- 20.0%

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

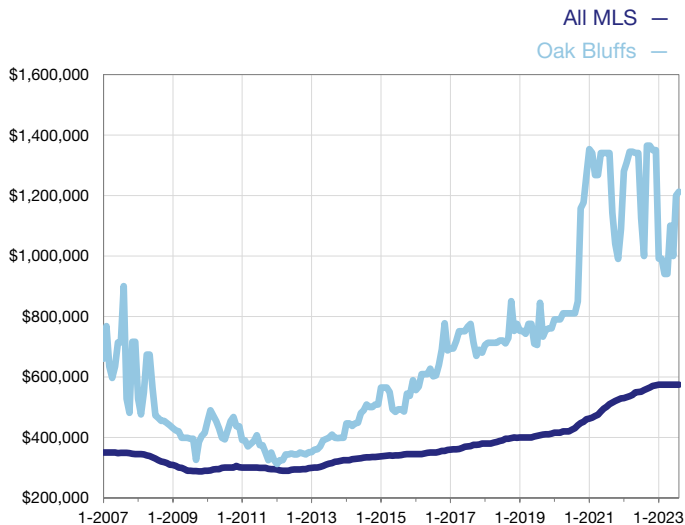
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
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	0	--	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

