

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	15	18	+ 20.0%
Closed Sales	5	2	- 60.0%	16	12	- 25.0%
Median Sales Price*	\$2,100,000	\$4,299,500	+ 104.7%	\$1,602,500	\$2,160,304	+ 34.8%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	9.5	7.0	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	93	112	+ 20.4%
Percent of Original List Price Received*	95.6%	98.4%	+ 2.9%	97.3%	96.6%	- 0.7%
New Listings	4	4	0.0%	30	34	+ 13.3%

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

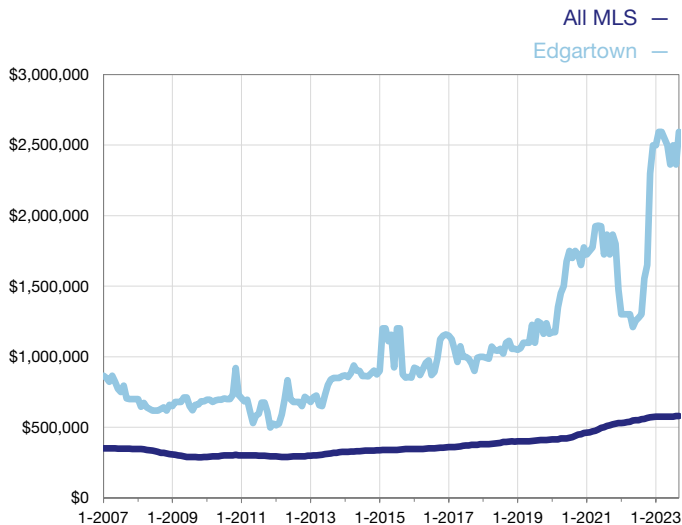
Condominium Properties

Key Metrics	September			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	\$0	--	\$1,260,000	\$1,730,000	+ 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	0	--	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

