

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	8	10	+ 25.0%
Closed Sales	2	4	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$2,072,500	<b>\$1,825,000</b>	- 11.9%	\$1,350,000	<b>\$1,212,000</b>	- 10.2%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	5.0	7.7	+ 54.0%	--	--	--
Cumulative Days on Market Until Sale	45	104	+ 131.1%	53	86	+ 62.3%
Percent of Original List Price Received*	94.5%	<b>94.0%</b>	- 0.5%	93.4%	<b>92.9%</b>	- 0.5%
New Listings	2	5	+ 150.0%	17	18	+ 5.9%

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

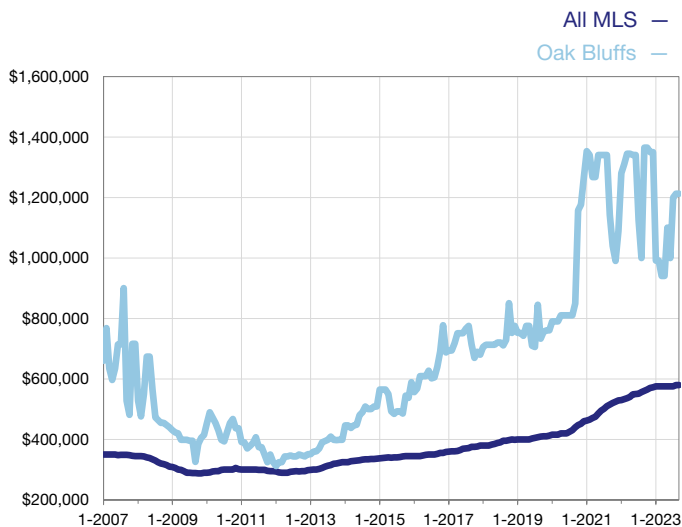
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

