

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	18	17	- 5.6%
Closed Sales	3	3	0.0%	19	16	- 15.8%
Median Sales Price*	\$4,150,000	\$2,250,000	- 45.8%	\$2,100,000	\$2,222,804	+ 5.8%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	9.1	9.0	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	234	10	- 95.7%	116	98	- 15.5%
Percent of Original List Price Received*	87.0%	99.5%	+ 14.4%	95.6%	97.0%	+ 1.5%
New Listings	4	4	0.0%	34	38	+ 11.8%

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

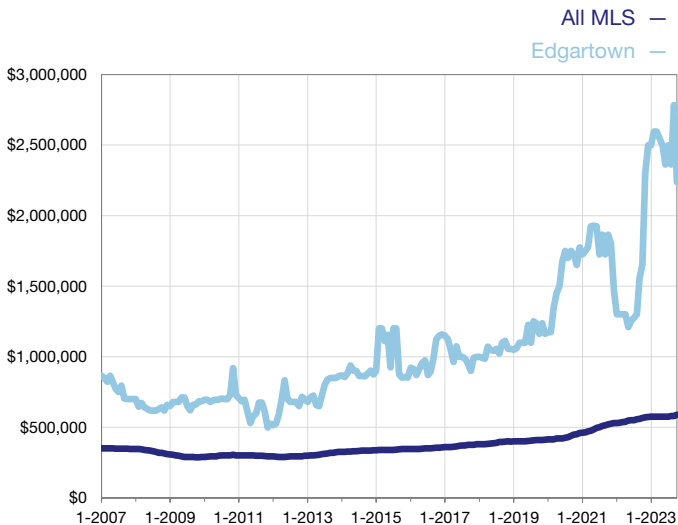
Condominium Properties

Key Metrics	October			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	0	7	--	--	--	--
Months Supply of Inventory	0.0	3.5	--	--	--	--
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

