

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	10	12	+ 20.0%
Closed Sales	0	0	--	11	12	+ 9.1%
Median Sales Price*	\$0	\$0	--	\$1,350,000	\$1,212,000	- 10.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	53	86	+ 62.3%
Percent of Original List Price Received*	0.0%	0.0%	--	93.4%	92.9%	- 0.5%
New Listings	4	2	- 50.0%	21	20	- 4.8%

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

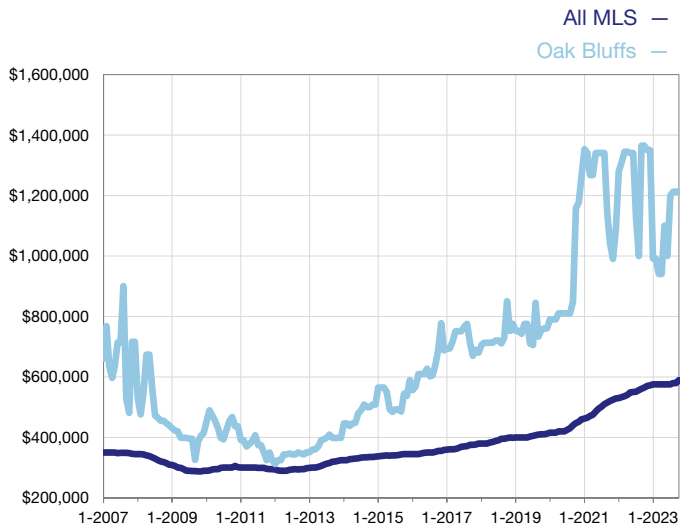
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	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

