

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	20	18	- 10.0%
Closed Sales	1	2	+ 100.0%	20	18	- 10.0%
Median Sales Price*	\$2,595,000	\$3,616,000	+ 39.3%	\$2,299,500	\$2,237,500	- 2.7%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	8.6	11.0	+ 27.9%	--	--	--
Cumulative Days on Market Until Sale	41	100	+ 143.9%	112	98	- 12.5%
Percent of Original List Price Received*	100.0%	84.3%	- 15.7%	95.9%	95.5%	- 0.4%
New Listings	1	5	+ 400.0%	35	42	+ 20.0%

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

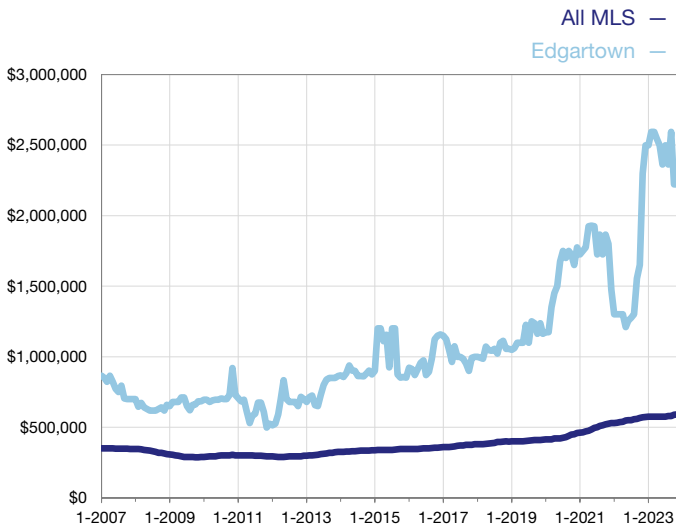
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$880,000	--	\$1,260,000	\$1,610,000	+ 27.8%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--
Cumulative Days on Market Until Sale	0	67	--	4	59	+ 1,375.0%
Percent of Original List Price Received*	0.0%	93.1%	--	109.6%	97.7%	- 10.9%
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

