

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	11	13	+ 18.2%
Closed Sales	0	1	--	11	13	+ 18.2%
Median Sales Price*	\$0	\$1,512,000	--	\$1,350,000	\$1,224,000	- 9.3%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	6.4	5.1	- 20.3%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	53	80	+ 50.9%
Percent of Original List Price Received*	0.0%	94.6%	--	93.4%	93.0%	- 0.4%
New Listings	2	2	0.0%	23	22	- 4.3%

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

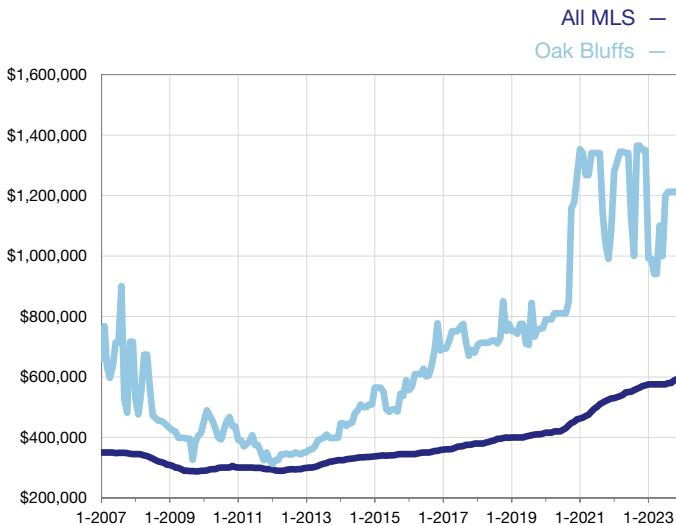
Condominium Properties

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

