

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	20	18	- 10.0%
Closed Sales	1	2	+ 100.0%	21	20	- 4.8%
Median Sales Price*	\$2,975,000	\$2,055,000	- 30.9%	\$2,499,000	\$2,237,500	- 10.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	6.8	7.5	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	30	83	+ 176.7%	108	96	- 11.1%
Percent of Original List Price Received*	99.3%	93.7%	- 5.6%	96.0%	95.4%	- 0.6%
New Listings	0	0	--	35	42	+ 20.0%

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

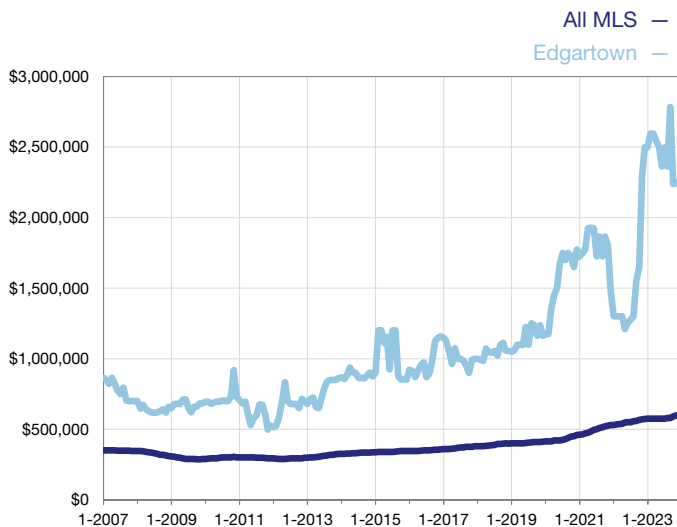
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$1,260,000	\$1,610,000	+ 27.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	3.3	- 17.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	59	+ 1,375.0%
Percent of Original List Price Received*	0.0%	0.0%	--	109.6%	97.7%	- 10.9%
New Listings	4	0	- 100.0%	6	5	- 16.7%

* 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

