

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$4,465,000	--	\$1,760,304	\$4,465,000	+ 153.6%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	5.7	8.0	+ 40.4%	--	--	--
Cumulative Days on Market Until Sale	0	62	--	39	62	+ 59.0%
Percent of Original List Price Received*	0.0%	96.1%	--	89.2%	96.1%	+ 7.7%
New Listings	0	3	--	1	6	+ 500.0%

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

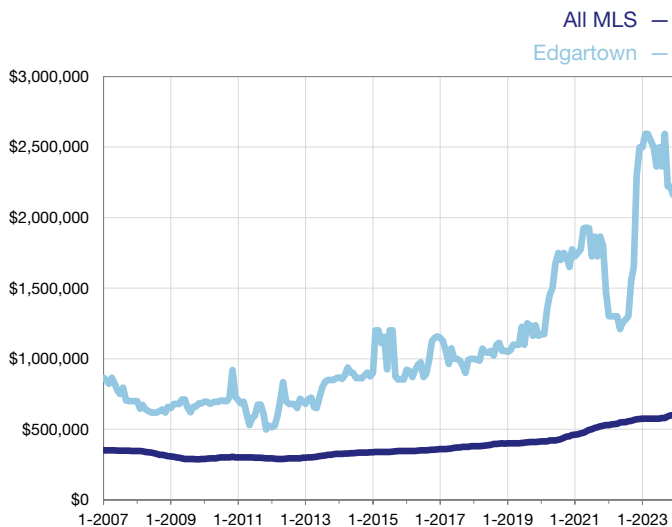
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	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

