

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

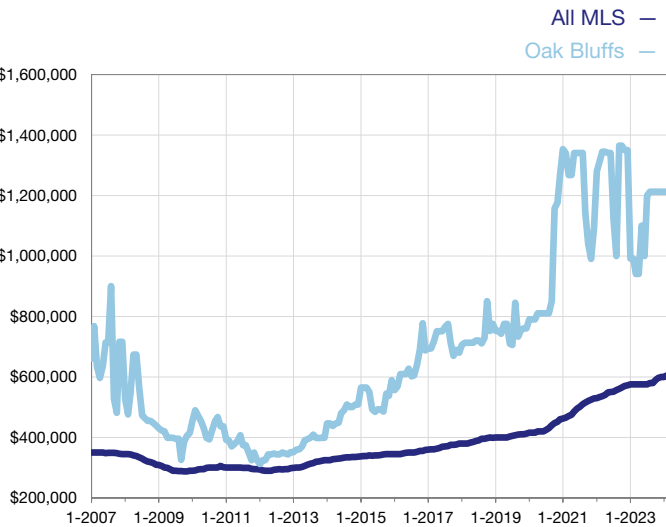
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	3	0.0%	3	5	+ 66.7%
Closed Sales				2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*				\$1,117,500	\$1,130,000	+ 1.1%	\$1,117,500	\$1,130,000	+ 1.1%
Inventory of Homes for Sale				7	8	+ 14.3%	--	--	--
Months Supply of Inventory				4.8	4.8	0.0%	--	--	--
Cumulative Days on Market Until Sale				96	41	- 57.3%	96	41	- 57.3%
Percent of Original List Price Received*				89.3%	81.0%	- 9.3%	89.3%	81.0%	- 9.3%
New Listings				2	2	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.

Condominium Properties				February			Year to Date		
Key Metrics				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				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

