

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	4	4	0.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$3,550,000	\$0	- 100.0%	\$2,220,608	\$4,465,000	+ 101.1%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	6.3	8.5	+ 34.9%	--	--	--
Cumulative Days on Market Until Sale	194	0	- 100.0%	90	62	- 31.1%
Percent of Original List Price Received*	82.7%	0.0%	- 100.0%	87.0%	96.1%	+ 10.5%
New Listings	5	3	- 40.0%	6	9	+ 50.0%

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

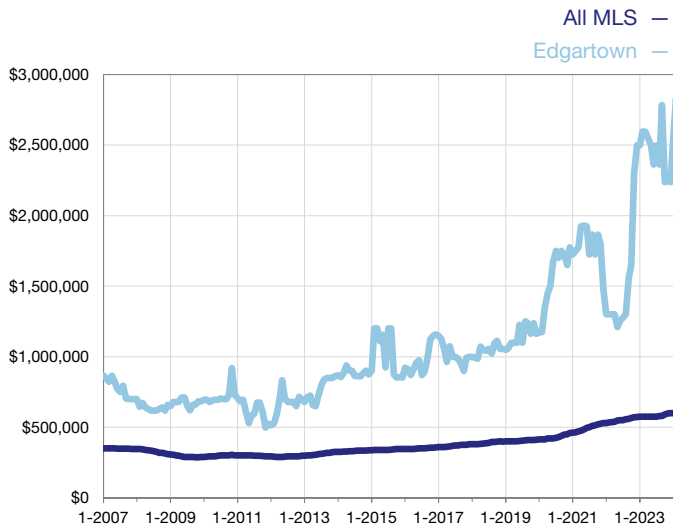
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
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	1	0	- 100.0%	1	0	- 100.0%

\* 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

