

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	5	7	+ 40.0%
Closed Sales	2	3	+ 50.0%	5	4	- 20.0%
Median Sales Price*	\$1,575,500	\$2,300,000	+ 46.0%	\$2,220,608	\$3,050,000	+ 37.3%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	6.7	8.6	+ 28.4%	--	--	--
Cumulative Days on Market Until Sale	115	149	+ 29.6%	100	128	+ 28.0%
Percent of Original List Price Received*	94.6%	89.0%	- 5.9%	90.1%	90.8%	+ 0.8%
New Listings	2	6	+ 200.0%	8	15	+ 87.5%

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

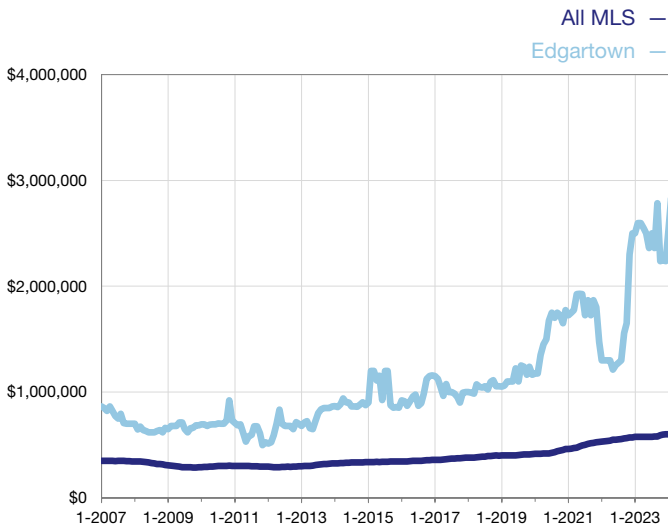
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	3	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$1,754,500	--	\$0	\$1,754,500	--
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	459	--	0	459	--
Percent of Original List Price Received*	0.0%	96.0%	--	0.0%	96.0%	--
New Listings	1	2	+ 100.0%	2	2	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

