

Oak Bluffs

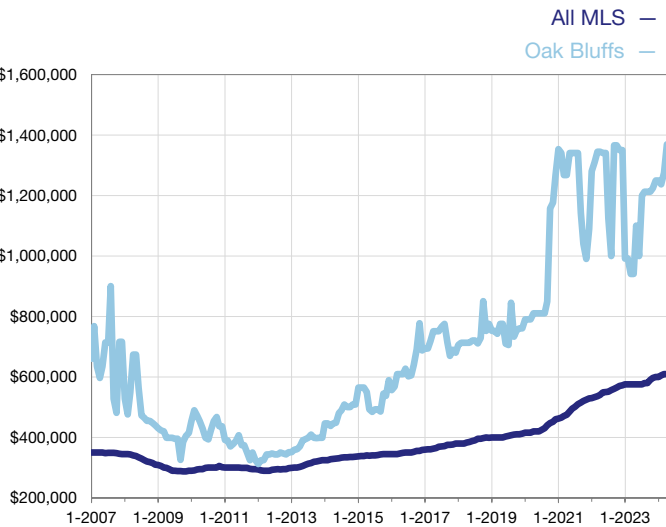
Single-Family Properties				April			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	3	+ 200.0%	5	9	+ 80.0%
Closed Sales				1	2	+ 100.0%	5	6	+ 20.0%
Median Sales Price*				\$1,275,000	\$1,435,000	+ 12.5%	\$940,000	\$1,435,000	+ 52.7%
Inventory of Homes for Sale				6	10	+ 66.7%	--	--	--
Months Supply of Inventory				4.3	5.3	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale				127	78	- 38.6%	92	78	- 15.2%
Percent of Original List Price Received*				91.4%	83.9%	- 8.2%	91.8%	91.4%	- 0.4%
New Listings				1	2	+ 100.0%	4	12	+ 200.0%

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

Condominium Properties				April			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

