

Oak Bluffs

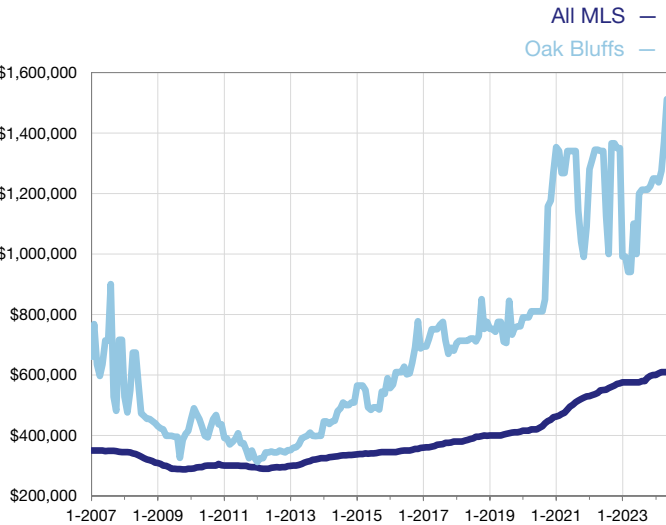
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	6	11	+ 83.3%
Closed Sales	2	2	0.0%	7	8	+ 14.3%
Median Sales Price*	\$1,212,000	\$842,500	- 30.5%	\$1,200,000	\$1,250,000	+ 4.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	4.6	5.5	+ 19.6%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	75	70	- 6.7%
Percent of Original List Price Received*	95.1%	96.9%	+ 1.9%	92.8%	92.7%	- 0.1%
New Listings	1	4	+ 300.0%	5	15	+ 200.0%

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

Condominium Properties				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	5	--	--	--	--
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	5	--	0	5	--

* 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

