

Edgartown

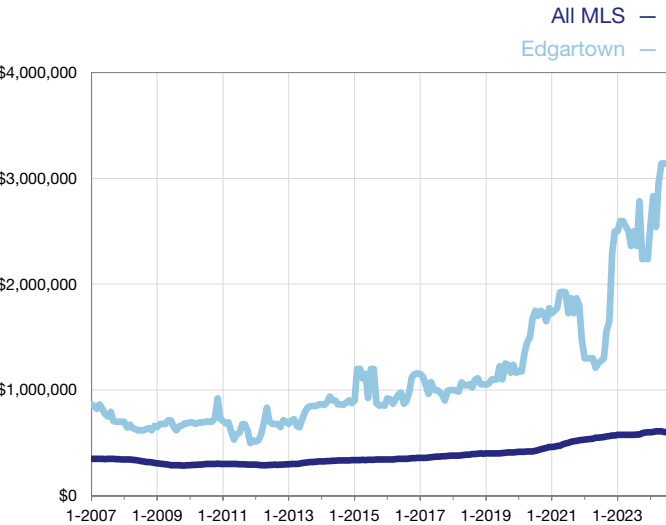
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	7	12	+ 71.4%
Closed Sales	0	0	--	7	9	+ 28.6%
Median Sales Price*	\$0	\$0	--	\$1,995,000	\$2,300,000	+ 15.3%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	10.5	13.4	+ 27.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	76	107	+ 40.8%
Percent of Original List Price Received*	0.0%	0.0%	--	95.3%	88.8%	- 6.8%
New Listings	6	5	- 16.7%	23	36	+ 56.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$1,730,000	\$0	- 100.0%	\$1,730,000	\$1,100,000	- 36.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	55	0	- 100.0%	55	312	+ 467.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	97.2%	- 2.8%
New Listings	0	0	--	4	2	- 50.0%

* 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

