

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	9	16	+ 77.8%
Closed Sales	0	2	--	8	11	+ 37.5%
Median Sales Price*	\$0	\$957,500	--	\$1,070,000	\$1,130,000	+ 5.6%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	4.5	7.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	31	--	77	68	- 11.7%
Percent of Original List Price Received*	0.0%	93.3%	--	92.4%	92.8%	+ 0.4%
New Listings	2	6	+ 200.0%	12	27	+ 125.0%

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

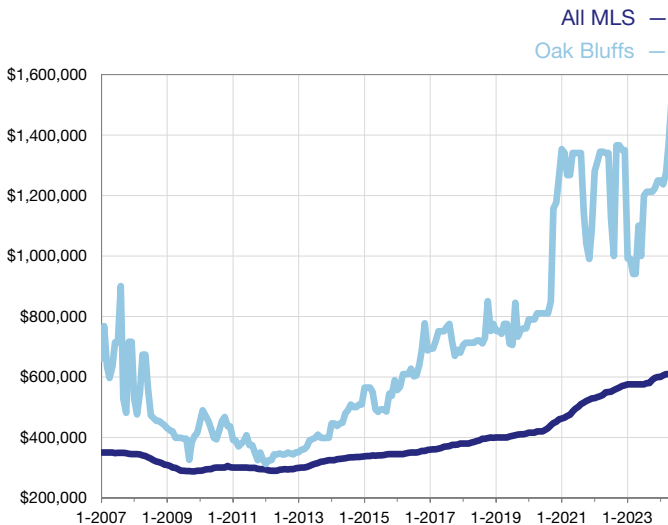
### Condominium Properties

Key Metrics	July			Year to Date		
	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	6	--	--	--	--
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	6	--

\* 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

