

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

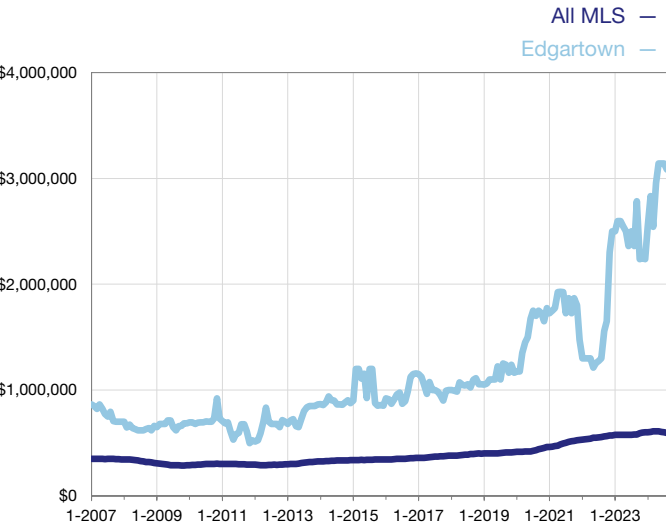
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	10	14	+ 40.0%
Closed Sales	3	3	0.0%	10	12	+ 20.0%
Median Sales Price*	\$3,300,000	\$1,510,000	- 54.2%	\$2,107,804	\$2,012,500	- 4.5%
Inventory of Homes for Sale	24	30	+ 25.0%	--	--	--
Months Supply of Inventory	12.0	15.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	253	34	- 86.6%	129	89	- 31.0%
Percent of Original List Price Received*	98.3%	93.7%	- 4.7%	96.2%	90.0%	- 6.4%
New Listings	7	6	- 14.3%	30	42	+ 40.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$1,730,000	\$1,100,000	- 36.4%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	55	312	+ 467.3%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	97.2%	- 2.8%
New Listings	1	0	- 100.0%	5	2	- 60.0%

\* 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

