

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

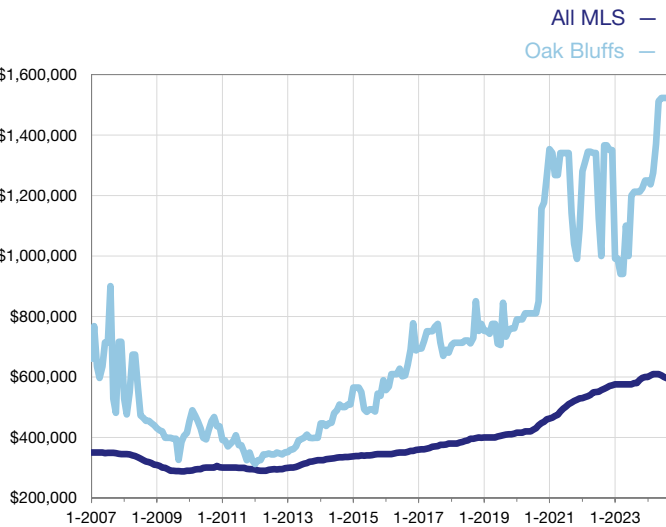
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	4	+ 300.0%	10	19	+ 90.0%
Closed Sales				0	1	--	8	12	+ 50.0%
Median Sales Price*				\$0	\$720,000	--	\$1,070,000	\$1,047,500	- 2.1%
Inventory of Homes for Sale				7	17	+ 142.9%	--	--	--
Months Supply of Inventory				4.5	7.7	+ 71.1%	--	--	--
Cumulative Days on Market Until Sale				0	96	--	77	70	- 9.1%
Percent of Original List Price Received*				0.0%	100.0%	--	92.4%	93.4%	+ 1.1%
New Listings				1	5	+ 400.0%	13	32	+ 146.2%

* 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		
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	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

