

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

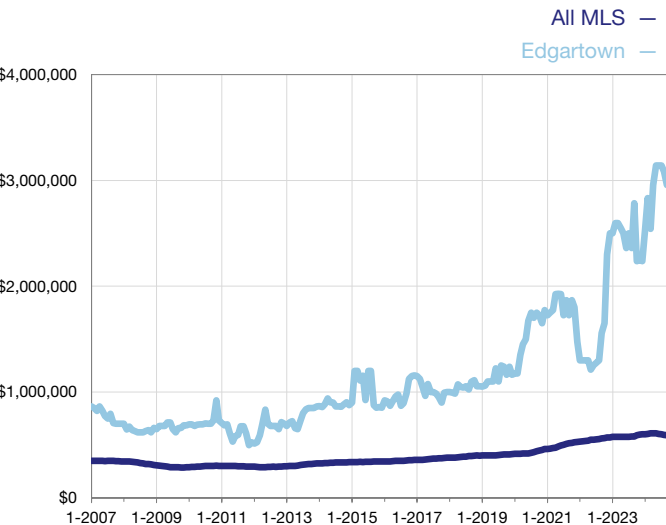
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	16	18	+ 12.5%
Closed Sales	3	1	- 66.7%	13	13	0.0%
Median Sales Price*	\$4,400,000	\$4,525,000	+ 2.8%	\$2,220,608	\$2,125,000	- 4.3%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	9.0	14.9	+ 65.6%	--	--	--
Cumulative Days on Market Until Sale	79	98	+ 24.1%	118	90	- 23.7%
Percent of Original List Price Received*	96.8%	98.6%	+ 1.9%	96.4%	90.7%	- 5.9%
New Listings	4	3	- 25.0%	34	45	+ 32.4%

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

Condominium Properties	September			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	0	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

