

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oak Bluffs

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	10	23	+ 130.0%
Closed Sales	4	2	- 50.0%	12	14	+ 16.7%
Median Sales Price*	\$1,825,000	\$1,200,000	- 34.2%	\$1,212,000	\$1,130,000	- 6.8%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	7.7	6.8	- 11.7%	--	--	--
Cumulative Days on Market Until Sale	104	106	+ 1.9%	86	75	- 12.8%
Percent of Original List Price Received*	94.0%	66.9%	- 28.8%	92.9%	91.4%	- 1.6%
New Listings	5	4	- 20.0%	18	36	+ 100.0%

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

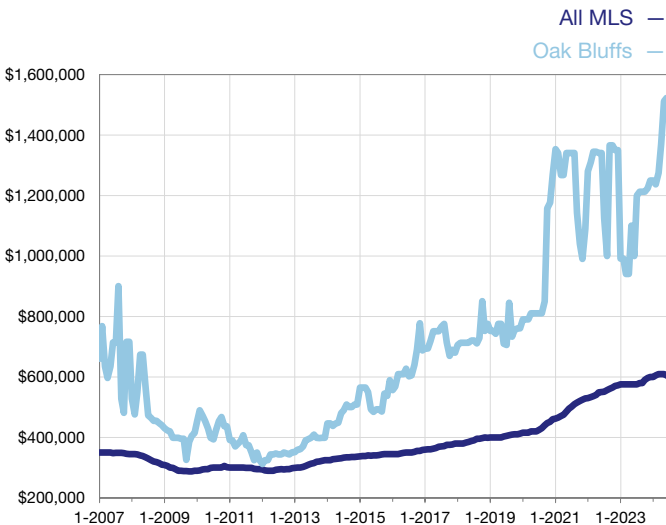
### Condominium Properties

Key Metrics	September			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

