

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	8	+ 700.0%	17	26	+ 52.9%
Closed Sales	3	2	- 33.3%	16	16	0.0%
Median Sales Price*	\$2,250,000	\$3,097,500	+ 37.7%	\$2,222,804	\$2,012,500	- 9.5%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	11.4	9.4	- 17.5%	--	--	--
Cumulative Days on Market Until Sale	10	84	+ 740.0%	98	90	- 8.2%
Percent of Original List Price Received*	99.5%	90.2%	- 9.3%	97.0%	90.2%	- 7.0%
New Listings	4	5	+ 25.0%	38	50	+ 31.6%

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

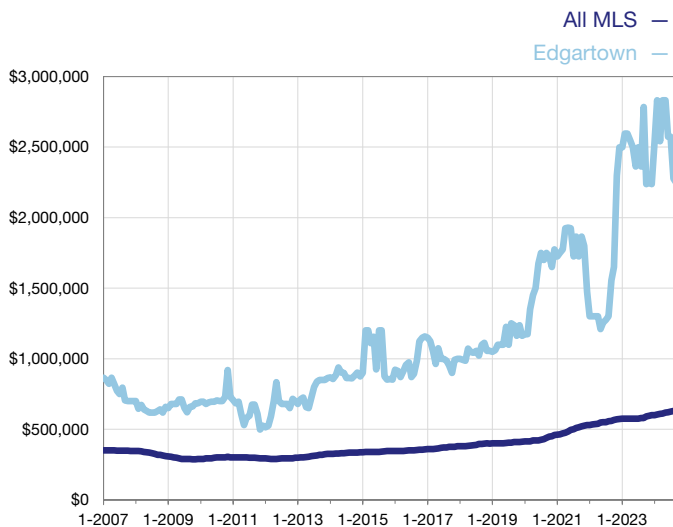
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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

