

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

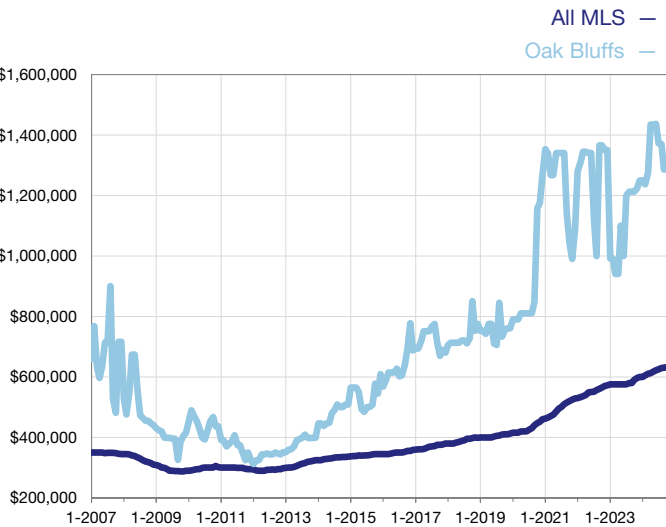
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	12	27	+ 125.0%
Closed Sales	0	5	--	12	19	+ 58.3%
Median Sales Price*	\$0	\$1,325,000	--	\$1,212,000	\$1,250,000	+ 3.1%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	5.8	5.1	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	0	151	--	86	95	+ 10.5%
Percent of Original List Price Received*	0.0%	92.7%	--	92.9%	91.7%	- 1.3%
New Listings	2	3	+ 50.0%	20	39	+ 95.0%

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

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

