

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

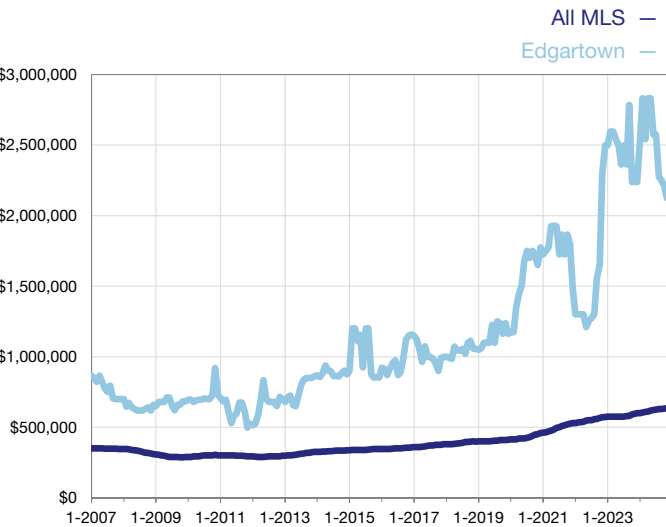
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	18	30	+ 66.7%
Closed Sales	2	3	+ 50.0%	18	19	+ 5.6%
Median Sales Price*	\$3,616,000	\$2,994,000	- 17.2%	\$2,237,500	\$2,300,000	+ 2.8%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	14.0	8.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	100	195	+ 95.0%	98	107	+ 9.2%
Percent of Original List Price Received*	84.3%	88.0%	+ 4.4%	95.5%	89.9%	- 5.9%
New Listings	5	2	- 60.0%	43	52	+ 20.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$880,000	\$0	- 100.0%	\$1,610,000	\$1,100,000	- 31.7%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	67	0	- 100.0%	59	312	+ 428.8%
Percent of Original List Price Received*	93.1%	0.0%	- 100.0%	97.7%	97.2%	- 0.5%
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

