

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

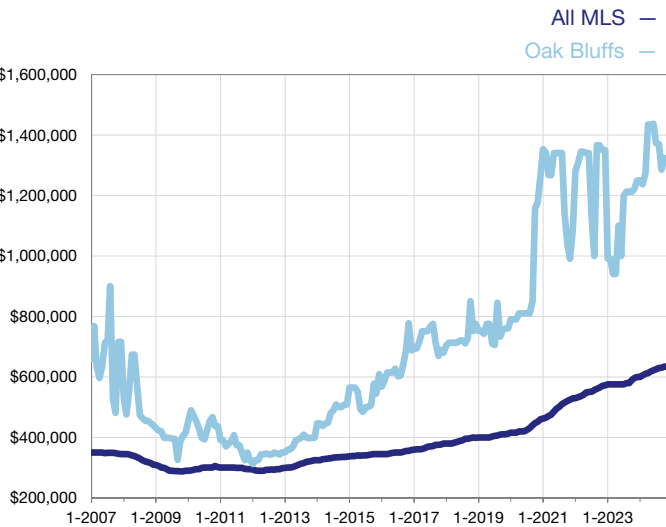
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	13	27	+ 107.7%
Closed Sales	1	2	+ 100.0%	13	21	+ 61.5%
Median Sales Price*	\$1,512,000	\$1,515,000	+ 0.2%	\$1,224,000	\$1,312,500	+ 7.2%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	5.1	6.1	+ 19.6%	--	--	--
Cumulative Days on Market Until Sale	18	60	+ 233.3%	80	92	+ 15.0%
Percent of Original List Price Received*	94.6%	97.2%	+ 2.7%	93.0%	92.3%	- 0.8%
New Listings	2	1	- 50.0%	22	40	+ 81.8%

* 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	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	1	--	--	--	--
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

