

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

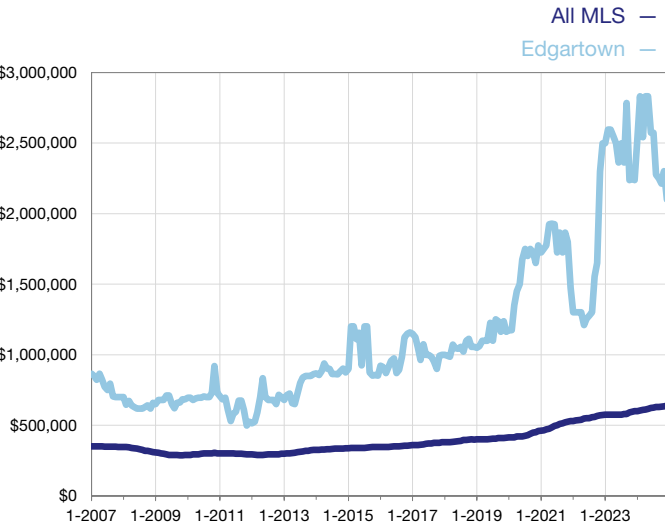
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	18	32	+ 77.8%
Closed Sales	2	6	+ 200.0%	20	25	+ 25.0%
Median Sales Price*	\$2,055,000	\$1,930,000	- 6.1%	\$2,237,500	\$2,100,000	- 6.1%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	9.5	6.4	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	83	91	+ 9.6%	96	103	+ 7.3%
Percent of Original List Price Received*	93.7%	96.2%	+ 2.7%	95.4%	91.4%	- 4.2%
New Listings	0	2	--	43	55	+ 27.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$1,610,000	\$1,100,000	- 31.7%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	59	312	+ 428.8%
Percent of Original List Price Received*	0.0%	0.0%	--	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

