

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

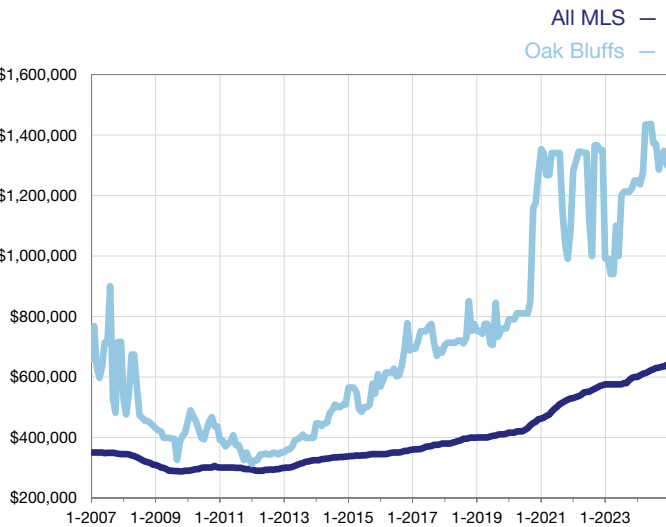
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	13	29	+ 123.1%
Closed Sales	2	1	- 50.0%	15	22	+ 46.7%
Median Sales Price*	\$2,117,500	\$950,625	- 55.1%	\$1,250,000	\$1,300,000	+ 4.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	5.5	3.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	48	15	- 68.8%	76	88	+ 15.8%
Percent of Original List Price Received*	82.7%	96.5%	+ 16.7%	91.7%	92.5%	+ 0.9%
New Listings	1	0	- 100.0%	23	40	+ 73.9%

* 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	--	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

