

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

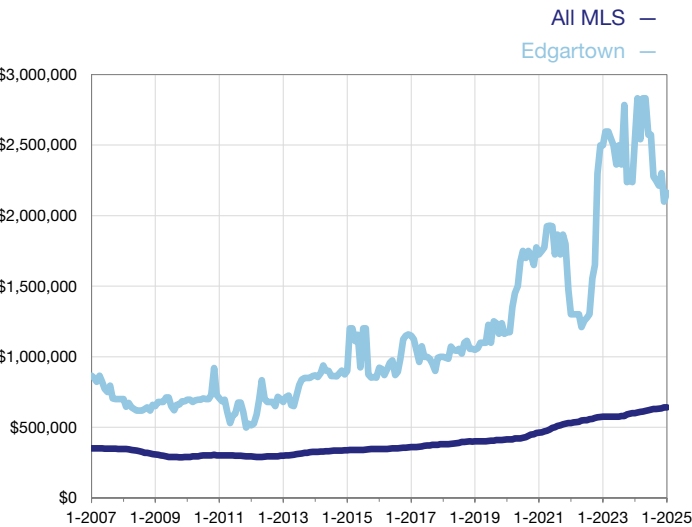
| Single-Family Properties | January | | | Year to Date | | |
|--|---------|-------------|----------|--------------|-------------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 2 | + 100.0% | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 5 | -- | 0 | 5 | -- |
| Median Sales Price* | \$0 | \$3,305,000 | -- | \$0 | \$3,305,000 | -- |
| Inventory of Homes for Sale | 18 | 13 | - 27.8% | -- | -- | -- |
| Months Supply of Inventory | 9.0 | 4.7 | - 47.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 93 | -- | 0 | 93 | -- |
| Percent of Original List Price Received* | 0.0% | 87.7% | -- | 0.0% | 87.7% | -- |
| New Listings | 3 | 2 | - 33.3% | 3 | 2 | - 33.3% |

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

| Condominium Properties | January | | | Year to Date | | |
|--|---------|------|----------|--------------|------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| 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 | 5 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 2.0 | - 50.0% | -- | -- | -- |
| 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 | 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

