

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

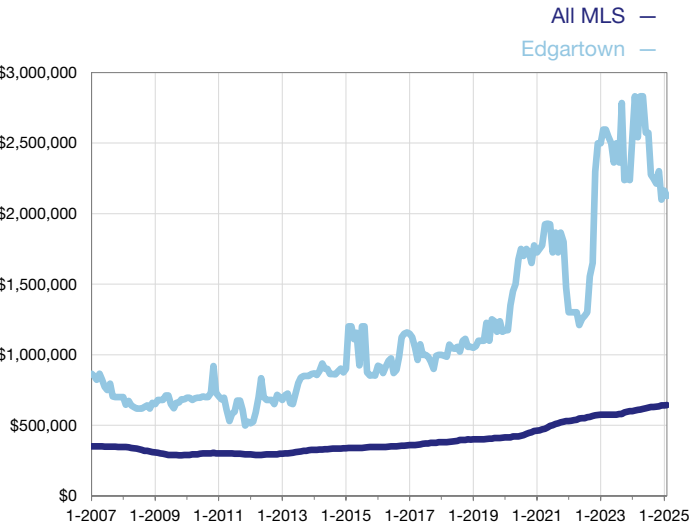
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	1	5	+ 400.0%
Median Sales Price*	\$4,465,000	\$0	- 100.0%	\$4,465,000	\$3,305,000	- 26.0%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	9.5	4.9	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	62	93	+ 50.0%
Percent of Original List Price Received*	96.1%	0.0%	- 100.0%	96.1%	87.7%	- 8.7%
New Listings	3	4	+ 33.3%	6	6	0.0%

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

Condominium Properties	February			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	3.3	0.0	- 100.0%	--	--	--
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

