

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

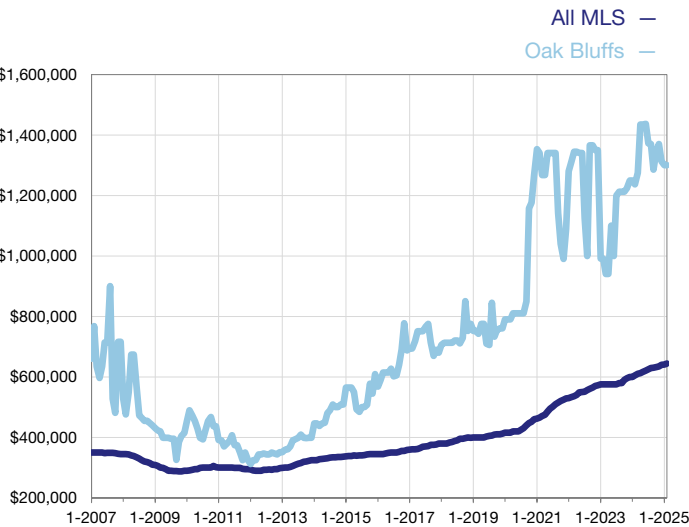
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	0	- 100.0%	5	1	- 80.0%
Closed Sales				1	1	0.0%	1	4	+ 300.0%
Median Sales Price*				\$1,130,000	\$950,000	- 15.9%	\$1,130,000	\$925,000	- 18.1%
Inventory of Homes for Sale				10	9	- 10.0%	--	--	--
Months Supply of Inventory				6.0	4.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				41	87	+ 112.2%	41	50	+ 22.0%
Percent of Original List Price Received*				81.0%	79.2%	- 2.2%	81.0%	90.8%	+ 12.1%
New Listings				3	1	- 66.7%	6	2	- 66.7%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
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	0	--	--	--	--
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	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

