

Oak Bluffs

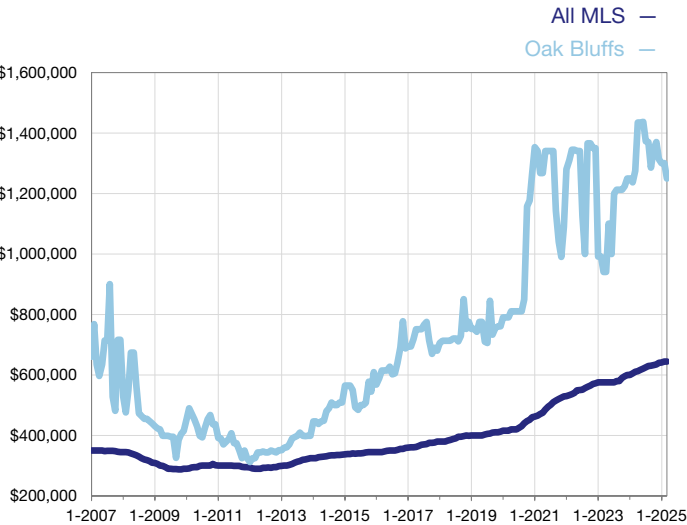
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	6	0	- 100.0%
Closed Sales	3	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$1,645,000	\$0	- 100.0%	\$1,387,500	\$925,000	- 33.3%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	8.4	3.9	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	89	0	- 100.0%	77	50	- 35.1%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	95.1%	90.8%	- 4.5%
New Listings	5	2	- 60.0%	11	4	- 63.6%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$917,500	--	\$0	\$917,500	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	154	--	0	154	--
Percent of Original List Price Received*	0.0%	87.4%	--	0.0%	87.4%	--
New Listings	0	1	--	0	1	--

* 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

