

Edgartown

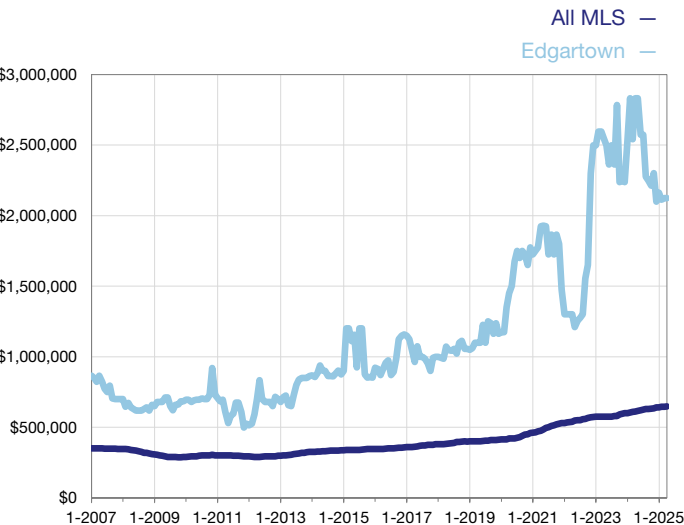
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	7	10	+ 42.9%
Closed Sales	3	5	+ 66.7%	4	12	+ 200.0%
Median Sales Price*	\$2,300,000	\$2,175,000	- 5.4%	\$3,050,000	\$2,501,500	- 18.0%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	9.5	6.2	- 34.7%	--	--	--
Cumulative Days on Market Until Sale	149	141	- 5.4%	128	136	+ 6.3%
Percent of Original List Price Received*	89.0%	92.0%	+ 3.4%	90.8%	90.2%	- 0.7%
New Listings	6	7	+ 16.7%	15	19	+ 26.7%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$1,754,500	\$0	- 100.0%	\$1,754,500	\$0	- 100.0%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	459	0	- 100.0%	459	0	- 100.0%
Percent of Original List Price Received*	96.0%	0.0%	- 100.0%	96.0%	0.0%	- 100.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%

* 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

