

# Oak Bluffs

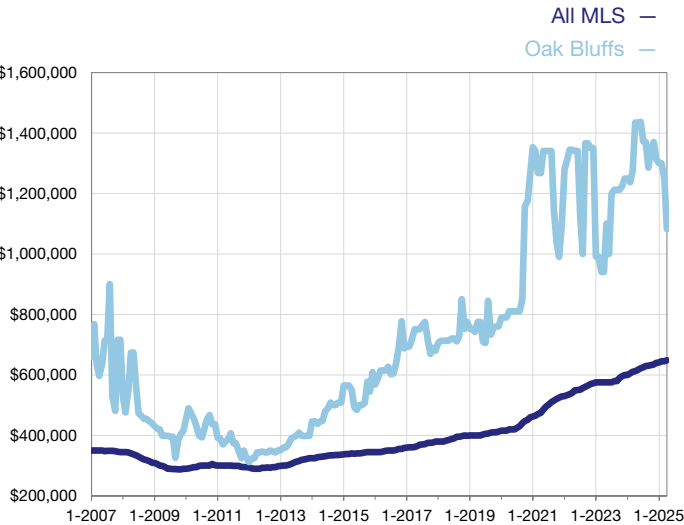
| Single-Family Properties                 | April       |      |          | Year to Date |           |         |
|--|-------------|------|----------|--------------|-----------|---------|
|  | 2024        | 2025 | + / -    | 2024         | 2025      | + / -   |
| Key Metrics                              |             |      |          |              |           |         |
| Pending Sales                            | 2           | 1    | - 50.0%  | 8            | 1         | - 87.5% |
| Closed Sales                             | 2           | 0    | - 100.0% | 6            | 4         | - 33.3% |
| Median Sales Price*                      | \$1,435,000 | \$0  | - 100.0% | \$1,435,000  | \$925,000 | - 35.5% |
| Inventory of Homes for Sale              | 12          | 13   | + 8.3%   | --           | --        | --      |
| Months Supply of Inventory               | 6.8         | 5.3  | - 22.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 78          | 0    | - 100.0% | 78           | 50        | - 35.9% |
| Percent of Original List Price Received* | 83.9%       | 0.0% | - 100.0% | 91.4%        | 90.8%     | - 0.7%  |
| New Listings                             | 1           | 5    | + 400.0% | 12           | 9         | - 25.0% |

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

| Condominium Properties                   | April |           |       | Year to Date |           |       |
|--|-------|-----------|-------|--------------|-----------|-------|
|  | 2024  | 2025      | + / - | 2024         | 2025      | + / - |
| Key Metrics                              |       |           |       |              |           |       |
| Pending Sales                            | 0     | 0         | --    | 0            | 2         | --    |
| Closed Sales                             | 0     | 1         | --    | 0            | 2         | --    |
| Median Sales Price*                      | \$0   | \$865,000 | --    | \$0          | \$891,250 | --    |
| Inventory of Homes for Sale              | 0     | 0         | --    | --           | --        | --    |
| Months Supply of Inventory               | 0.0   | 0.0       | --    | --           | --        | --    |
| Cumulative Days on Market Until Sale     | 0     | 19        | --    | 0            | 87        | --    |
| Percent of Original List Price Received* | 0.0%  | 98.9%     | --    | 0.0%         | 93.1%     | --    |
| New Listings                             | 0     | 0         | --    | 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

