

Edgartown

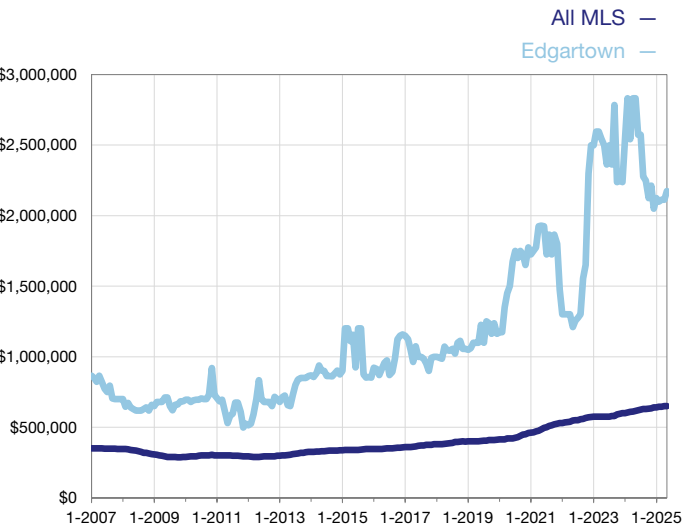
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	8	10	+ 25.0%
Closed Sales	2	1	- 50.0%	6	13	+ 116.7%
Median Sales Price*	\$1,575,000	\$4,762,500	+ 202.4%	\$2,100,000	\$2,803,000	+ 33.5%
Inventory of Homes for Sale	32	29	- 9.4%	--	--	--
Months Supply of Inventory	15.2	9.4	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	59	385	+ 552.5%	105	155	+ 47.6%
Percent of Original List Price Received*	85.5%	95.3%	+ 11.5%	89.0%	90.6%	+ 1.8%
New Listings	12	10	- 16.7%	27	30	+ 11.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$523,000	\$0	- 100.0%	\$1,100,000	\$0	- 100.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	312	0	- 100.0%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	97.2%	0.0%	- 100.0%
New Listings	0	1	--	2	1	- 50.0%

* 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

