

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	10	2	- 80.0%
Closed Sales	2	0	- 100.0%	8	4	- 50.0%
Median Sales Price*	\$842,500	\$0	- 100.0%	\$1,250,000	\$925,000	- 26.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	7.4	5.6	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	70	50	- 28.6%
Percent of Original List Price Received*	96.9%	0.0%	- 100.0%	92.7%	90.8%	- 2.0%
New Listings	4	5	+ 25.0%	16	14	- 12.5%

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

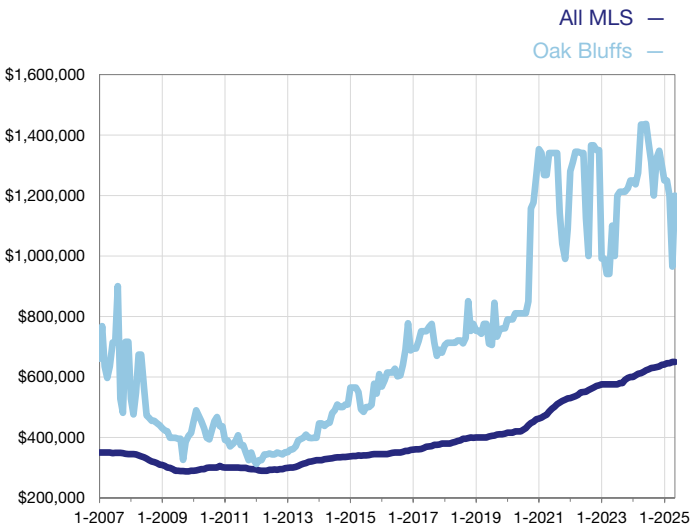
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$891,250	--
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	87	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	93.1%	--
New Listings	5	0	- 100.0%	5	1	- 80.0%

* 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

