

# Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Edgartown

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	10	11	+ 10.0%
Closed Sales	3	1	- 66.7%	9	14	+ 55.6%
Median Sales Price*	\$2,315,000	<b>\$3,350,000</b>	+ 44.7%	\$2,300,000	<b>\$3,054,000</b>	+ 32.8%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	13.9	12.7	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	113	142	+ 25.7%	107	154	+ 43.9%
Percent of Original List Price Received*	88.3%	95.9%	+ 8.6%	88.8%	90.9%	+ 2.4%
New Listings	4	11	+ 175.0%	31	41	+ 32.3%

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

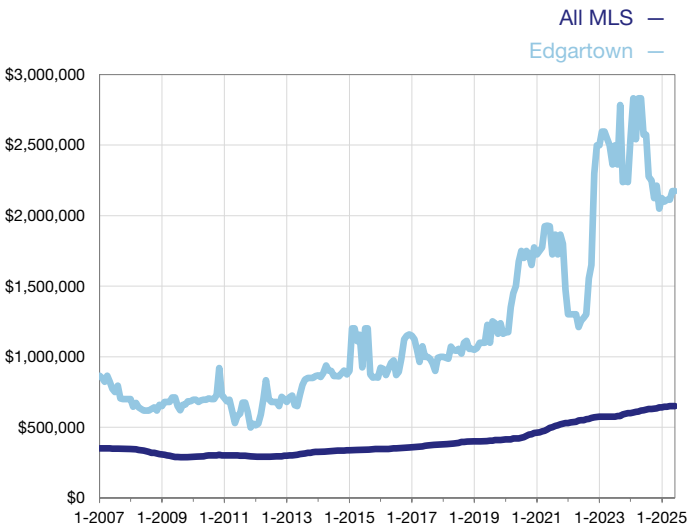
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$1,100,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	312	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	97.2%	0.0%	- 100.0%
New Listings	0	0	--	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

