

Oak Bluffs

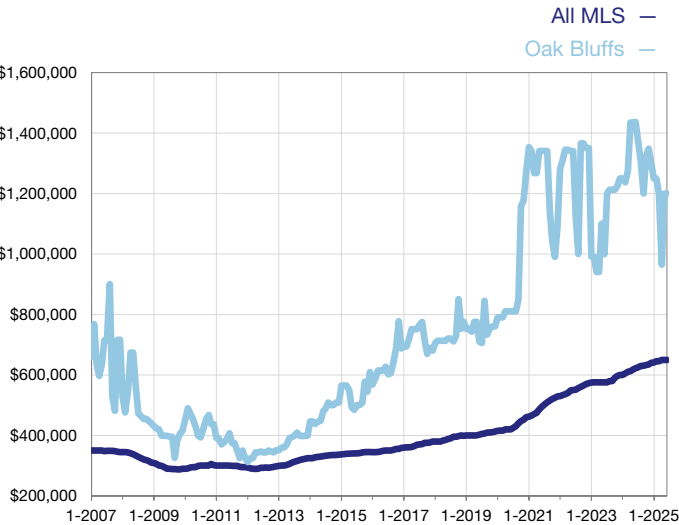
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	11	4	- 63.6%
Closed Sales	1	2	+ 100.0%	9	6	- 33.3%
Median Sales Price*	\$1,375,000	\$1,550,000	+ 12.7%	\$1,370,000	\$925,000	- 32.5%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	10.0	5.3	- 47.0%	--	--	--
Cumulative Days on Market Until Sale	126	103	- 18.3%	76	67	- 11.8%
Percent of Original List Price Received*	92.6%	94.8%	+ 2.4%	92.7%	92.2%	- 0.5%
New Listings	5	3	- 40.0%	21	17	- 19.0%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
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	6	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	1	0	- 100.0%	6	1	- 83.3%

* 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

