

Oak Bluffs

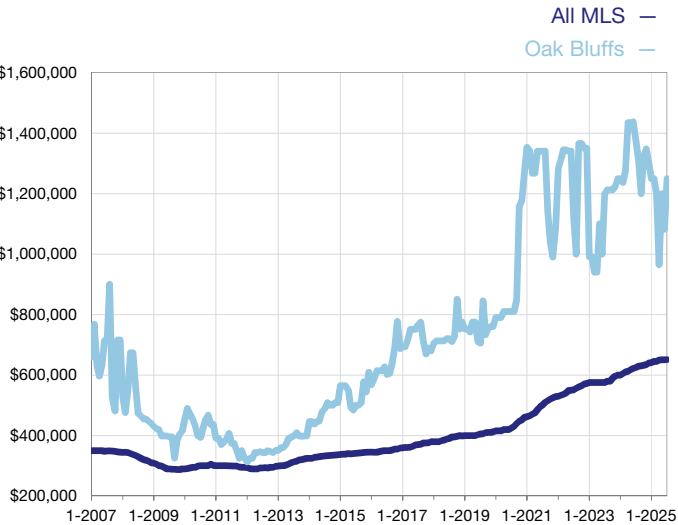
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	15	4	- 73.3%
Closed Sales	2	0	- 100.0%	11	6	- 45.5%
Median Sales Price*	\$957,500	\$0	- 100.0%	\$1,130,000	\$925,000	- 18.1%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	9.5	8.0	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	68	67	- 1.5%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	92.8%	92.2%	- 0.6%
New Listings	6	3	- 50.0%	27	20	- 25.9%

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

Condominium Properties	July			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	0	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

