

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	32	31	- 3.1%
Closed Sales	6	4	- 33.3%	26	35	+ 34.6%
Median Sales Price*	\$1,930,000	\$2,530,000	+ 31.1%	\$2,050,000	\$2,590,000	+ 26.3%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	7.1	4.6	- 35.2%	--	--	--
Cumulative Days on Market Until Sale	91	112	+ 23.1%	105	127	+ 21.0%
Percent of Original List Price Received*	96.2%	92.0%	- 4.4%	90.9%	89.2%	- 1.9%
New Listings	2	1	- 50.0%	55	58	+ 5.5%

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

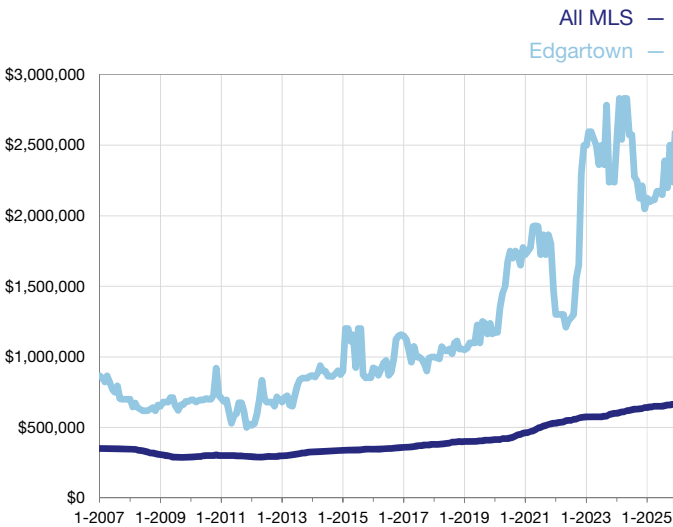
Condominium Properties

Key Metrics	December			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	\$0	--	\$1,100,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
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

