

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	28	14	- 50.0%
Closed Sales	1	3	+ 200.0%	24	15	- 37.5%
Median Sales Price*	\$950,625	\$1,865,000	+ 96.2%	\$1,300,000	\$1,449,000	+ 11.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	15	108	+ 620.0%	91	107	+ 17.6%
Percent of Original List Price Received*	96.5%	94.5%	- 2.1%	93.0%	90.8%	- 2.4%
New Listings	0	1	--	39	30	- 23.1%

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

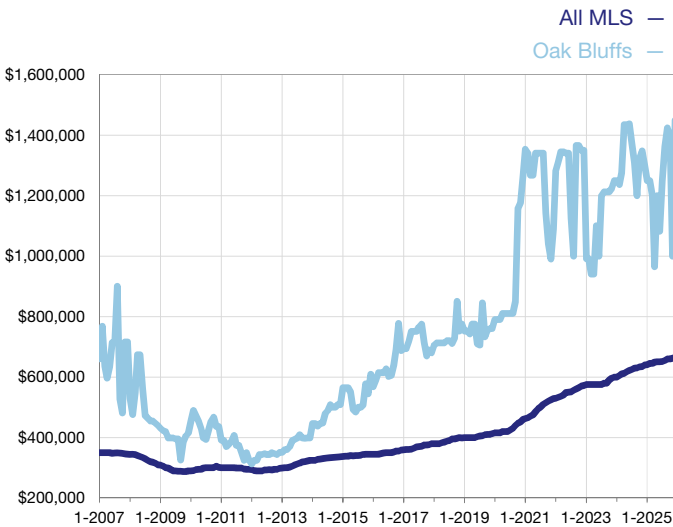
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$891,250	--
Inventory of Homes for Sale	2	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	--	7	3	- 57.1%

* 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

