

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	4	+ 33.3%	4	6	+ 50.0%
Closed Sales	1	2	+ 100.0%	6	2	- 66.7%
Median Sales Price*	\$1,500,000	\$1,992,500	+ 32.8%	\$2,752,500	\$1,992,500	- 27.6%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	6.0	3.8	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	167	164	- 1.8%	106	164	+ 54.7%
Percent of Original List Price Received*	92.0%	86.5%	- 6.0%	88.4%	86.5%	- 2.1%
New Listings	4	2	- 50.0%	6	6	0.0%

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

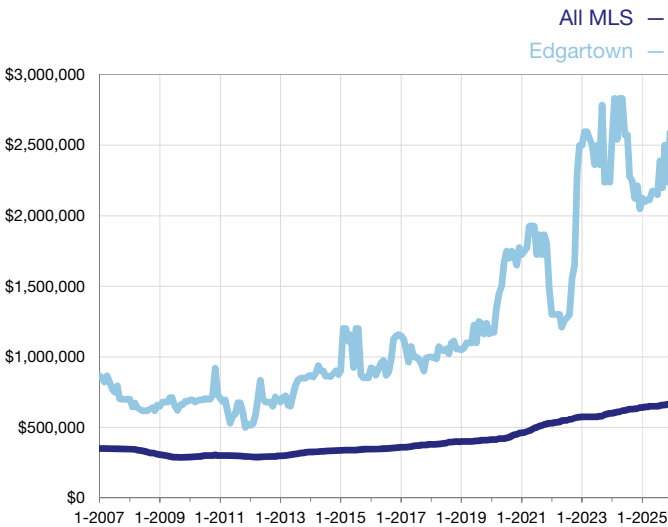
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

