

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	0	4	--
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$950,000	\$0	- 100.0%	\$925,000	\$1,565,000	+ 69.2%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	4.3	6.0	+ 39.5%	--	--	--
Cumulative Days on Market Until Sale	87	0	- 100.0%	50	117	+ 134.0%
Percent of Original List Price Received*	79.2%	0.0%	- 100.0%	90.8%	83.4%	- 8.1%
New Listings	1	1	0.0%	2	8	+ 300.0%

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

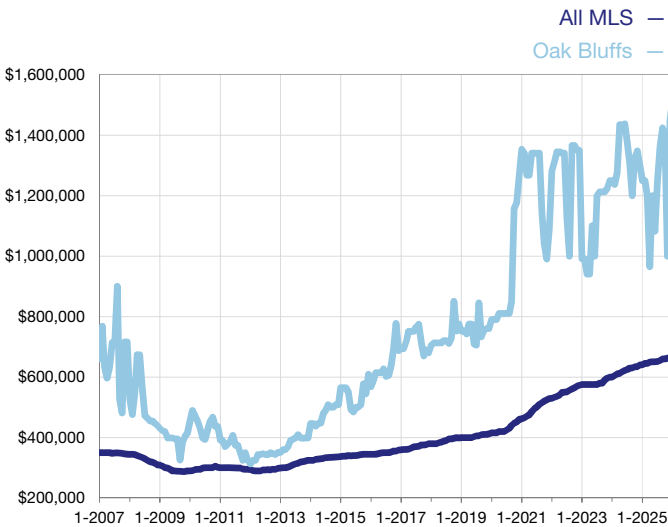
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	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	1	--	0	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

