

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	7	+ 250.0%	6	11	+ 83.3%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Median Sales Price*	\$4,300,000	\$1,500,000	- 65.1%	\$3,305,000	\$1,510,000	- 54.3%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	6.7	5.7	- 14.9%	--	--	--
Cumulative Days on Market Until Sale	291	41	- 85.9%	132	123	- 6.8%
Percent of Original List Price Received*	91.6%	93.8%	+ 2.4%	88.9%	88.9%	0.0%
New Listings	7	12	+ 71.4%	13	18	+ 38.5%

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

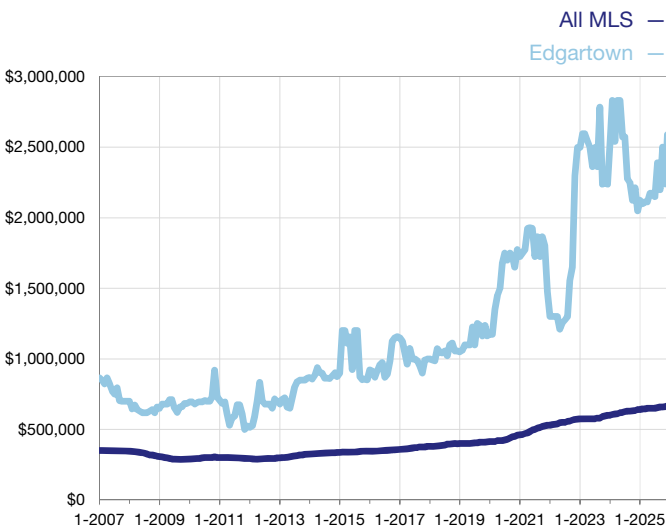
Condominium Properties

Key Metrics	March			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

