

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	0	7	--
Closed Sales	0	3	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$1,850,000	--	\$925,000	\$1,600,000	+ 73.0%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	4.9	5.2	+ 6.1%	--	--	--
Cumulative Days on Market Until Sale	0	82	--	50	102	+ 104.0%
Percent of Original List Price Received*	0.0%	96.9%	--	90.8%	89.2%	- 1.8%
New Listings	2	2	0.0%	4	10	+ 150.0%

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

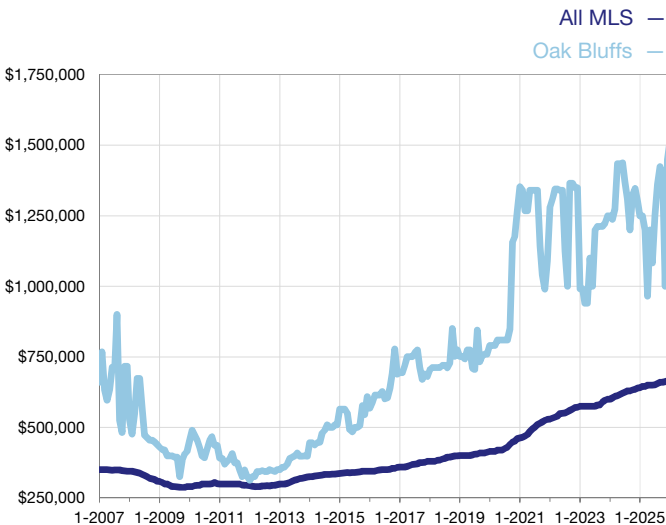
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$917,500	\$0	- 100.0%	\$917,500	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	154	0	- 100.0%	154	0	- 100.0%
Percent of Original List Price Received*	87.4%	0.0%	- 100.0%	87.4%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	1	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

