

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	10	17	+ 70.0%
Closed Sales	5	2	- 60.0%	12	5	- 58.3%
Median Sales Price*	\$2,175,000	\$1,475,000	- 32.2%	\$2,501,500	\$1,510,000	- 39.6%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	6.9	7.7	+ 11.6%	--	--	--
Cumulative Days on Market Until Sale	141	83	- 41.1%	136	107	- 21.3%
Percent of Original List Price Received*	92.0%	96.1%	+ 4.5%	90.2%	91.8%	+ 1.8%
New Listings	7	14	+ 100.0%	20	34	+ 70.0%

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

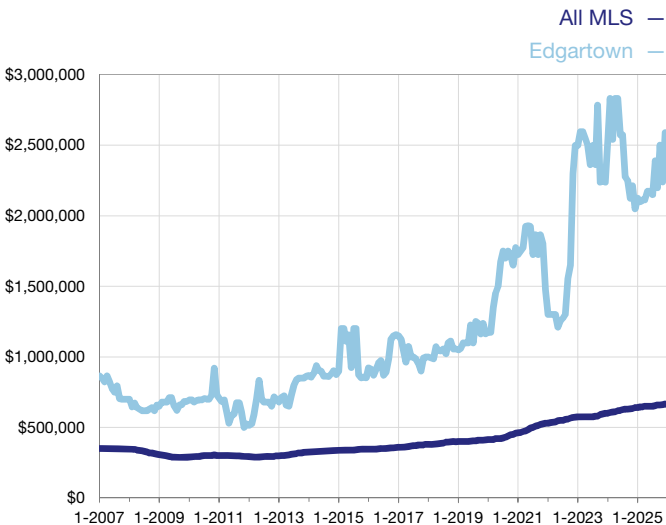
Condominium Properties

Key Metrics	April			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

