

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	0	8	--
Closed Sales	0	1	--	4	8	+ 100.0%
Median Sales Price*	\$0	\$3,050,000	--	\$925,000	\$1,600,000	+ 73.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	6.4	9.5	+ 48.4%	--	--	--
Cumulative Days on Market Until Sale	0	38	--	50	94	+ 88.0%
Percent of Original List Price Received*	0.0%	87.1%	--	90.8%	88.9%	- 2.1%
New Listings	5	8	+ 60.0%	9	18	+ 100.0%

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

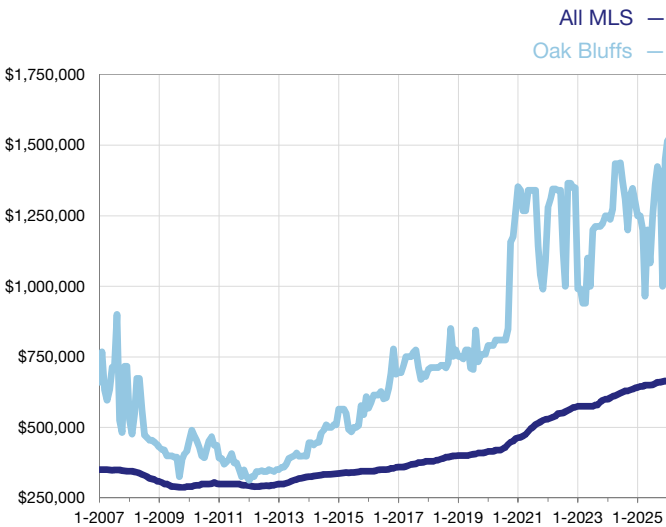
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$865,000	\$0	- 100.0%	\$891,250	\$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	19	0	- 100.0%	87	0	- 100.0%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	93.1%	0.0%	- 100.0%
New Listings	0	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

