

Oak Bluffs

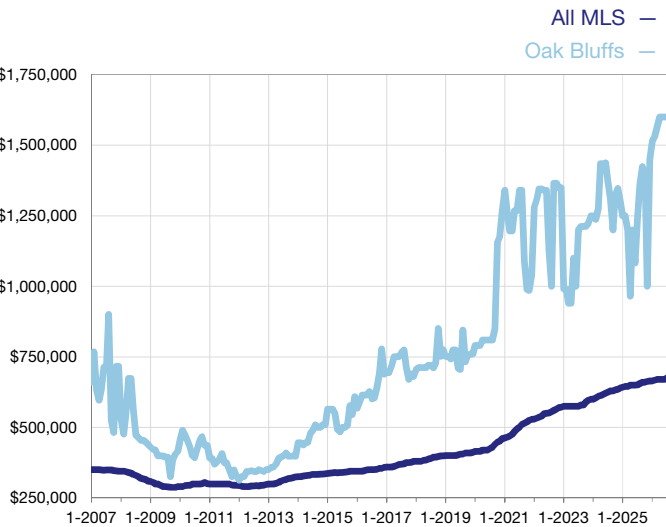
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	4	21	+ 425.0%
Closed Sales	0	3	--	6	21	+ 250.0%
Median Sales Price*	\$0	\$1,687,500	--	\$925,000	\$1,600,000	+ 73.0%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	8.9	9.9	+ 11.2%	--	--	--
Cumulative Days on Market Until Sale	0	79	--	67	81	+ 20.9%
Percent of Original List Price Received*	0.0%	98.6%	--	92.2%	92.8%	+ 0.7%
New Listings	3	8	+ 166.7%	21	44	+ 109.5%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$891,250	\$487,500	- 45.3%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	87	112	+ 28.7%
Percent of Original List Price Received*	0.0%	0.0%	--	93.1%	87.1%	- 6.4%
New Listings	0	1	--	1	5	+ 400.0%

* 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

