

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

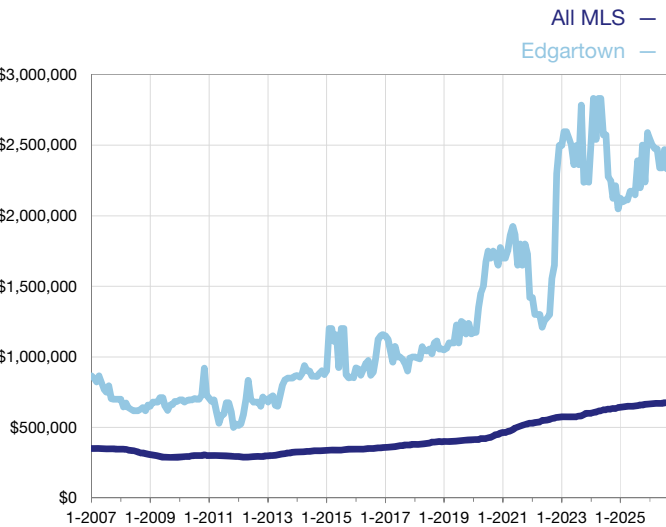
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				7	8	+ 14.3%	20	37	+ 85.0%
Closed Sales				5	4	- 20.0%	20	25	+ 25.0%
Median Sales Price*				\$2,590,000	\$1,397,500	- 46.0%	\$2,696,500	\$1,900,000	- 29.5%
Inventory of Homes for Sale				38	39	+ 2.6%	--	--	--
Months Supply of Inventory				11.0	10.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale				97	47	- 51.5%	133	72	- 45.9%
Percent of Original List Price Received*				93.0%	93.2%	+ 0.2%	91.9%	94.3%	+ 2.6%
New Listings				5	12	+ 140.0%	52	78	+ 50.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				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	4	--	--	--	--
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	--	1	4	+ 300.0%

* 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

