

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

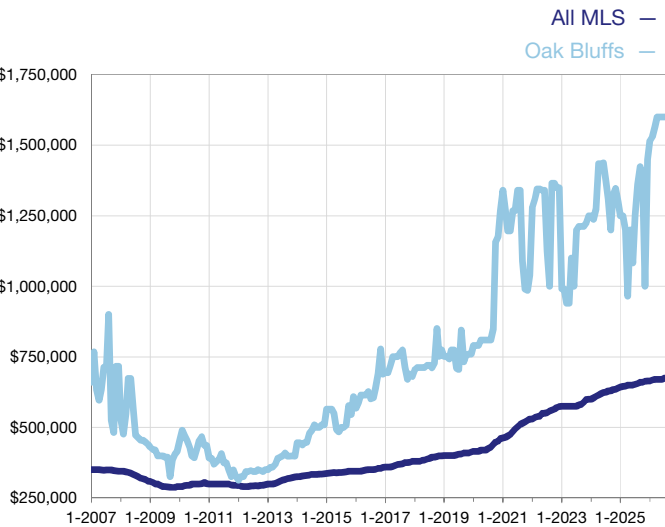
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	9	+ 350.0%	6	29	+ 383.3%
Closed Sales	2	0	- 100.0%	8	21	+ 162.5%
Median Sales Price*	\$1,541,000	\$0	- 100.0%	\$1,199,500	\$1,600,000	+ 33.4%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	9.6	7.4	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	171	0	- 100.0%	93	81	- 12.9%
Percent of Original List Price Received*	85.8%	0.0%	- 100.0%	90.6%	92.8%	+ 2.4%
New Listings	1	6	+ 500.0%	22	50	+ 127.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$1,035,000	--	\$891,250	\$761,250	- 14.6%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	6.0	--	--	--	--
Cumulative Days on Market Until Sale	0	21	--	87	67	- 23.0%
Percent of Original List Price Received*	0.0%	96.3%	--	93.1%	91.7%	- 1.5%
New Listings	0	4	--	1	9	+ 800.0%

* 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

