

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Tisbury

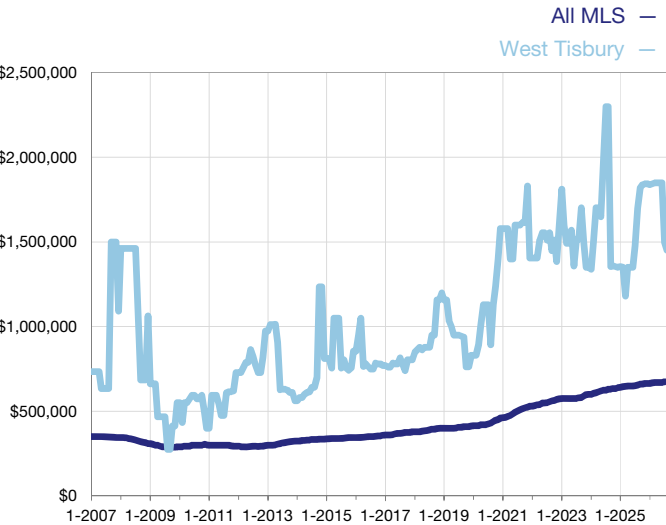
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				3	2	- 33.3%	9	5	- 44.4%
Closed Sales				2	1	- 50.0%	9	3	- 66.7%
Median Sales Price*				\$2,076,500	\$2,013,500	- 3.0%	\$1,950,000	\$2,013,500	+ 3.3%
Inventory of Homes for Sale				6	10	+ 66.7%	--	--	--
Months Supply of Inventory				3.8	5.8	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale				109	95	- 12.8%	123	178	+ 44.7%
Percent of Original List Price Received*				94.4%	87.5%	- 7.3%	92.9%	81.6%	- 12.2%
New Listings				1	3	+ 200.0%	15	15	0.0%

* 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	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

