

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Edgartown

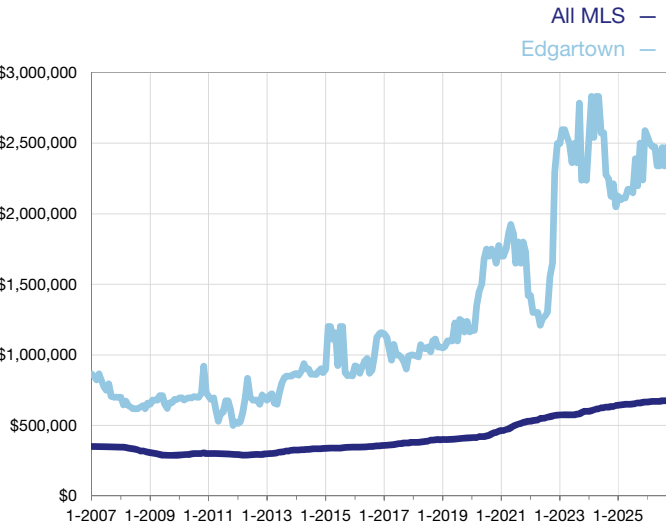
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	23	42	+ 82.6%
Closed Sales	5	4	- 20.0%	25	30	+ 20.0%
Median Sales Price*	\$1,500,000	\$5,025,000	+ 235.0%	\$2,500,000	\$2,267,500	- 9.3%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--
Months Supply of Inventory	11.0	10.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	165	141	- 14.5%	140	80	- 42.9%
Percent of Original List Price Received*	79.2%	89.9%	+ 13.5%	89.3%	93.3%	+ 4.5%
New Listings	4	9	+ 125.0%	56	88	+ 57.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
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	5	--	--	--	--
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	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

