

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Oak Bluffs

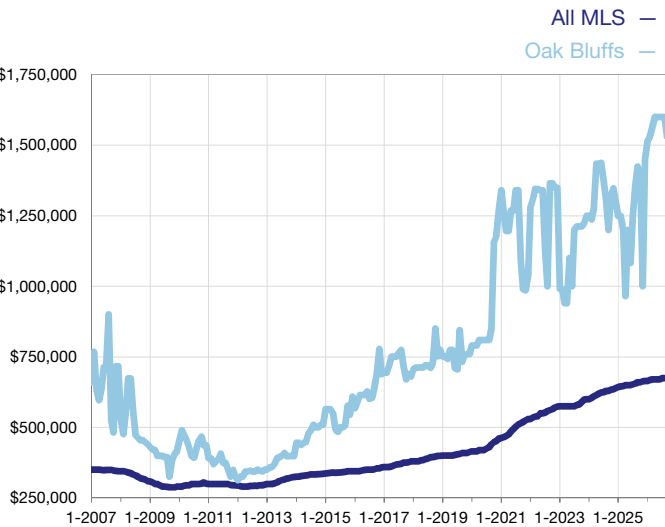
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	9	+ 350.0%	8	35	+ 337.5%
Closed Sales	1	6	+ 500.0%	9	27	+ 200.0%
Median Sales Price*	\$1,500,000	\$1,312,500	- 12.5%	\$1,449,000	\$1,530,000	+ 5.6%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	11.1	6.4	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	292	89	- 69.5%	115	83	- 27.8%
Percent of Original List Price Received*	88.8%	92.9%	+ 4.6%	90.4%	92.8%	+ 2.7%
New Listings	3	6	+ 100.0%	25	57	+ 128.0%

* 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	--	2	3	+ 50.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$1,185,000	--	\$891,250	\$1,035,000	+ 16.1%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	6.0	--	--	--	--
Cumulative Days on Market Until Sale	0	65	--	87	66	- 24.1%
Percent of Original List Price Received*	0.0%	84.7%	--	93.1%	89.3%	- 4.1%
New Listings	0	0	--	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

