Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Chilmark

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**3**	--	3	**9**	+ 200.0%
Closed Sales	1	**2**	+ 100.0%	3	**6**	+ 100.0%
Median Sales Price*	$2,225,000	**$4,700,000**	+ 111.2%	$9,725,000	**$4,700,000**	- 51.7%
Inventory of Homes for Sale	4	**11**	+ 175.0%	--	--	--
Months Supply of Inventory	4.0	**6.1**	+ 52.5%	--	--	--
Cumulative Days on Market Until Sale	112	**108**	- 3.6%	154	**112**	- 27.3%
Percent of Original List Price Received*	89.2%	**88.8%**	- 0.4%	87.3%	**91.1%**	+ 4.4%
New Listings	1	**0**	- 100.0%	7	**25**	+ 257.1%

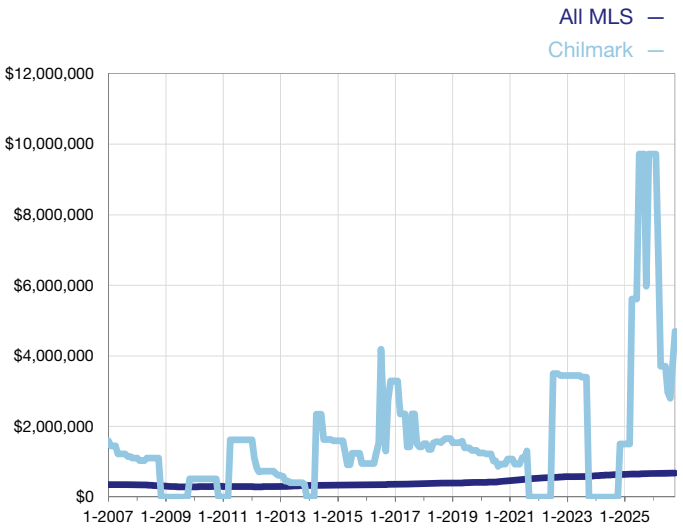
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

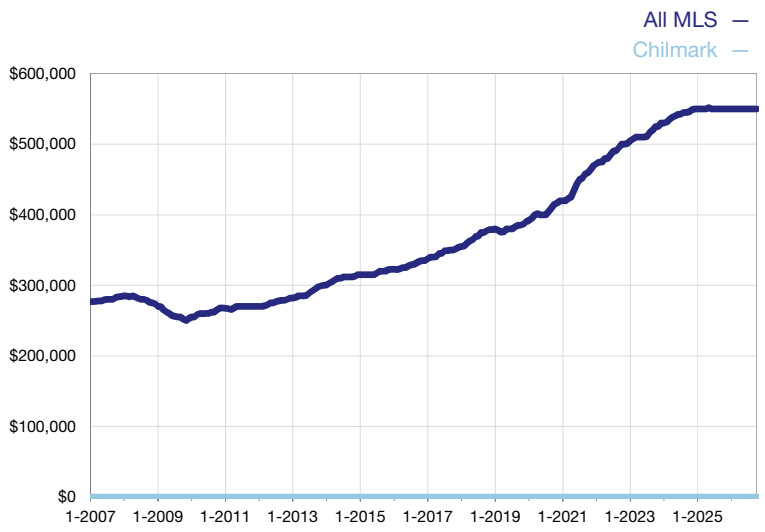
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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