Local Market Update – October 2026

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

Edgartown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**8**	+ 100.0%	27	**50**	+ 85.2%
Closed Sales	1	**10**	+ 900.0%	26	**40**	+ 53.8%
Median Sales Price*	$15,725,000	**$3,087,500**	- 80.4%	$2,545,000	**$2,412,500**	- 5.2%
Inventory of Homes for Sale	34	**43**	+ 26.5%	--	--	--
Months Supply of Inventory	10.7	**9.7**	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	41	**71**	+ 73.2%	136	**78**	- 42.6%
Percent of Original List Price Received*	95.3%	**99.2%**	+ 4.1%	89.6%	**94.8%**	+ 5.8%
New Listings	3	**12**	+ 300.0%	59	**100**	+ 69.5%

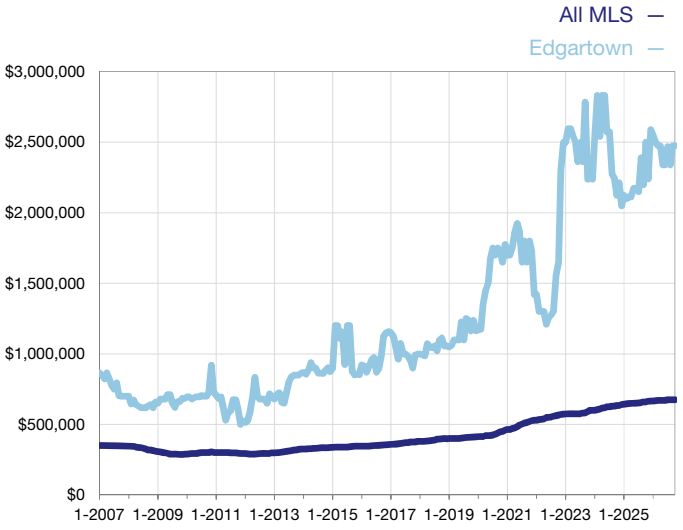
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

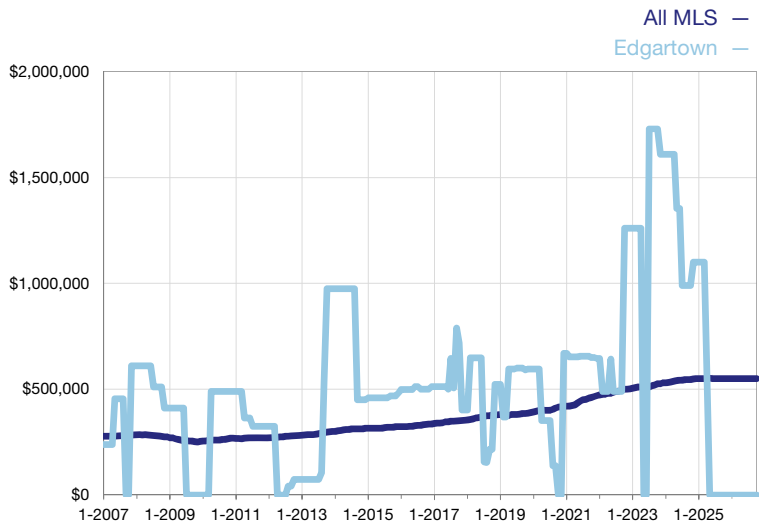
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	0	**1**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**4**	--	--	--	--
Months Supply of Inventory	0.0	**4.0**	--	--	--	--
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**	--	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



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