Local Market Update – October 2026

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

Oak Bluffs

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**1**	- 80.0%	13	**36**	+ 176.9%
Closed Sales	1	**5**	+ 400.0%	10	**32**	+ 220.0%
Median Sales Price*	$1,000,000	**$2,050,000**	+ 105.0%	$1,224,500	**$1,600,000**	+ 30.7%
Inventory of Homes for Sale	18	**24**	+ 33.3%	--	--	--
Months Supply of Inventory	8.5	**7.1**	- 16.5%	--	--	--
Cumulative Days on Market Until Sale	28	**97**	+ 246.4%	107	**85**	- 20.6%
Percent of Original List Price Received*	83.4%	**95.0%**	+ 13.9%	89.7%	**93.2%**	+ 3.9%
New Listings	6	**2**	- 66.7%	31	**59**	+ 90.3%

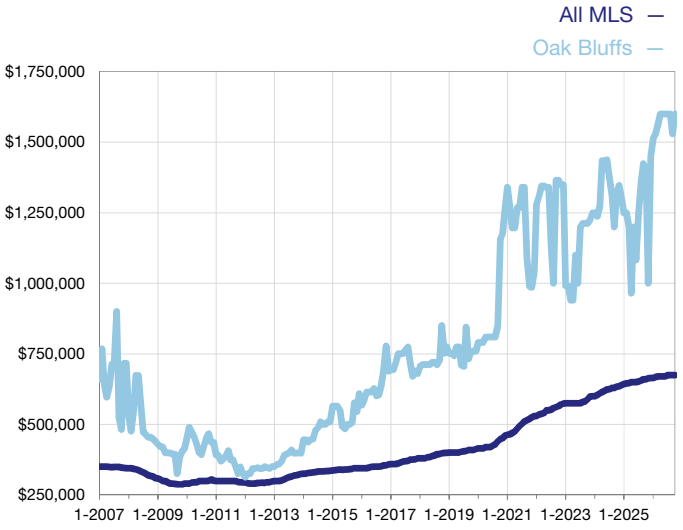
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

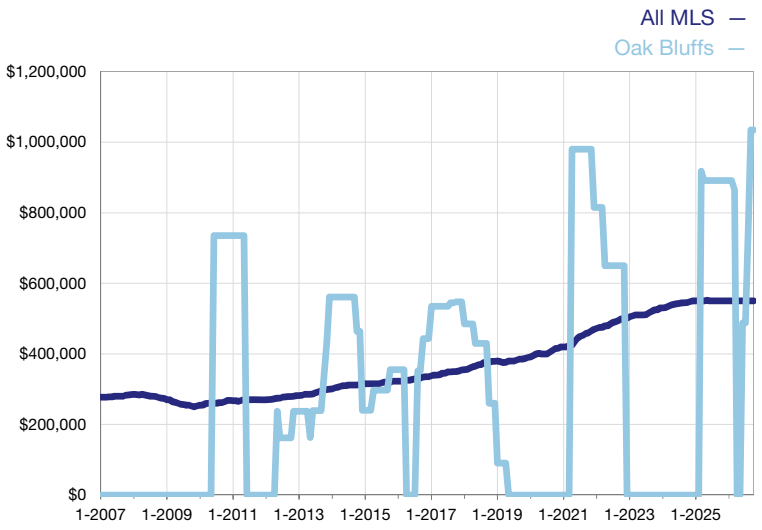
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	2	**3**	+ 50.0%
Closed Sales	0	**0**	--	2	**3**	+ 50.0%
Median Sales Price*	$0	**$0**	--	$891,250	**$1,035,000**	+ 16.1%
Inventory of Homes for Sale	2	**6**	+ 200.0%	--	--	--
Months Supply of Inventory	2.0	**6.0**	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	87	**66**	- 24.1%
Percent of Original List Price Received*	0.0%	**0.0%**	--	93.1%	**89.3%**	- 4.1%
New Listings	2	**0**	- 100.0%	3	**9**	+ 200.0%

* 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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