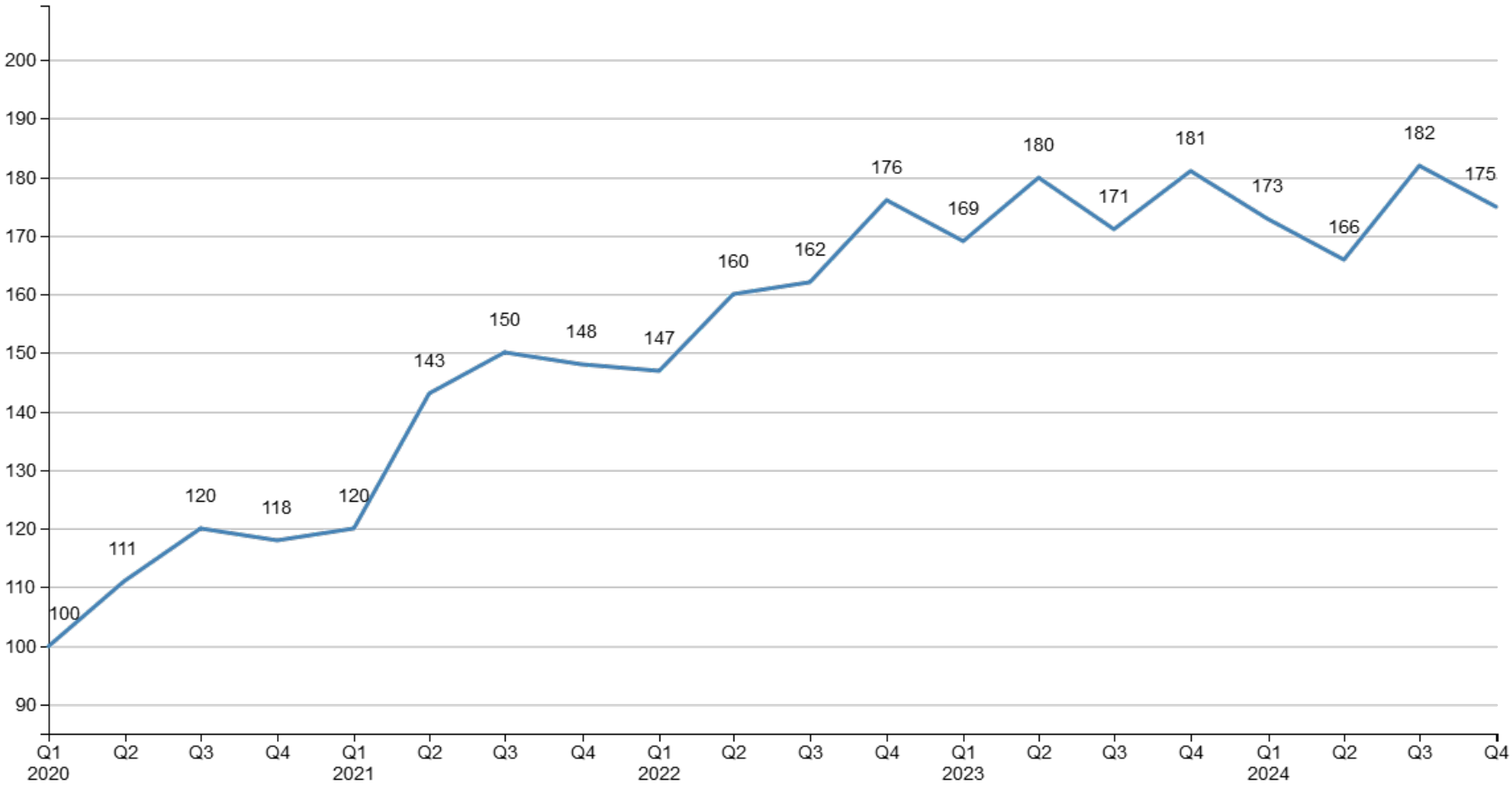


LINK

MARTHA'S VINEYARD
**ANNUAL SALES
SUMMARY**
2024

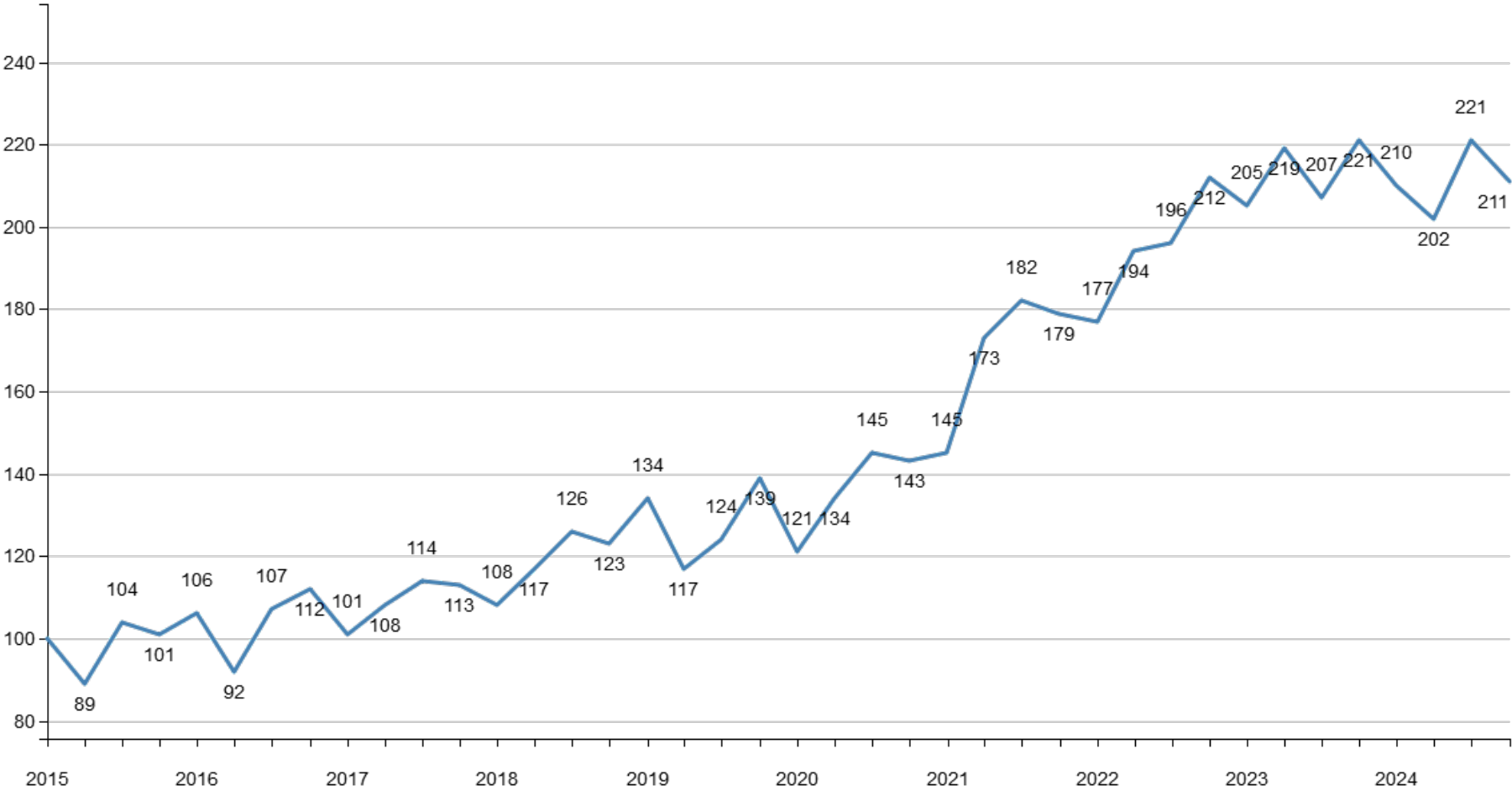


Island-wide
Five Year Price Index
(Appreciation Rate)



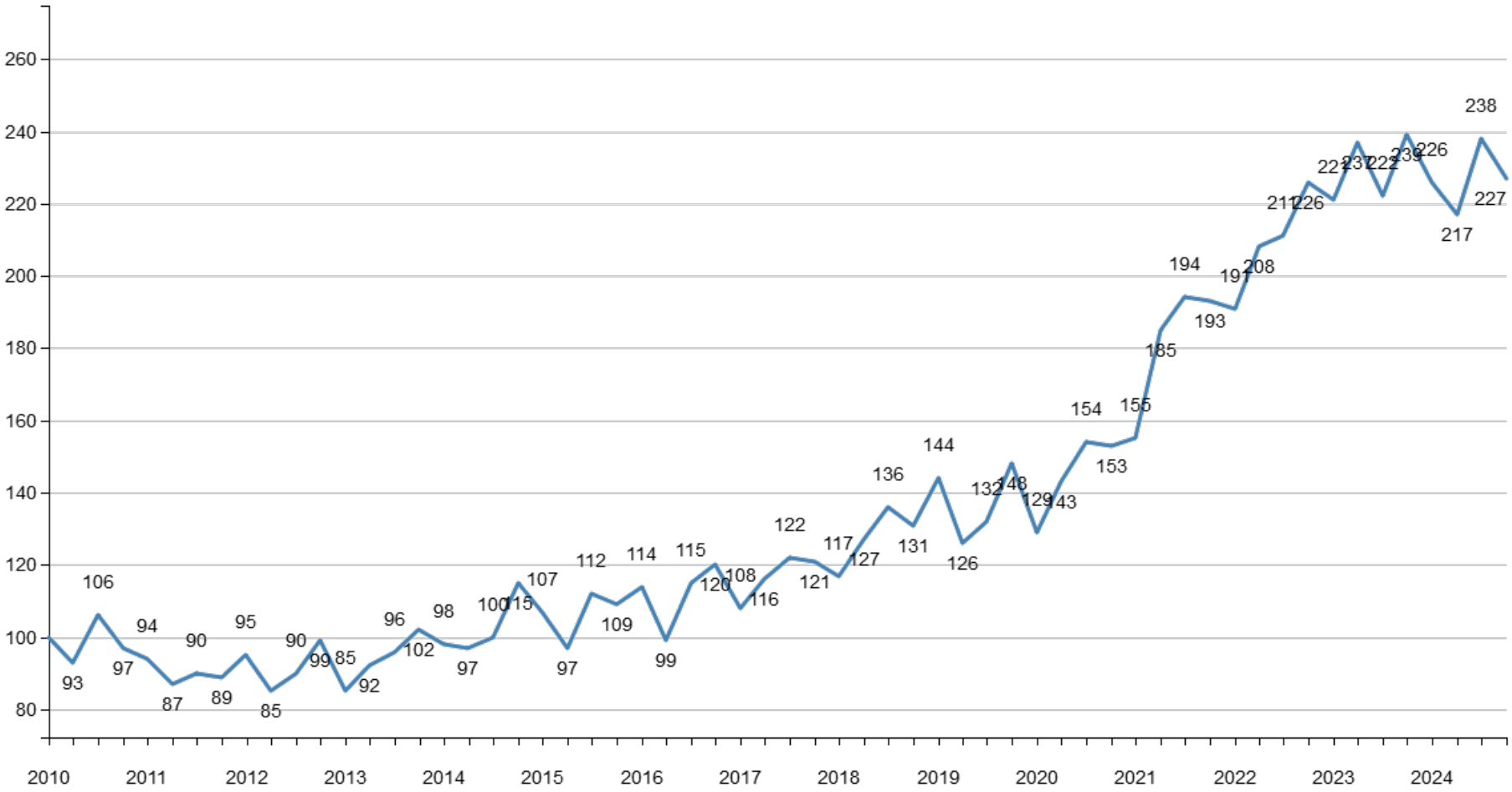


Island-wide
Ten Year Price Index
(Appreciation Rate)





Island-wide
Fifteen Year Price Index
(Appreciation Rate)





Definitions

Sales:	Number of Sales
% + -:	Percentage Change
% Tot:	Percentage of Total Sales
Avg Sell:	Average Selling Price
Median Sell:	Median Selling Price
% of AV:	Average Selling Price as a Percentage of Assessed Value
DTS:	Days to Sale. Calculated from Date Listed to Date Closed
Inventory:	Number of listings available for sale. Includes all property designations and excludes property status of P&S.

Methodology

Sold Data: Link includes all "Arms-Length" transactions including Non-Broker transactions.

Property Designations include:

- Single Family
- Multi Family
- Condo
- Commercial
- Land

Land Sales include Deeded Beach Lot transfers

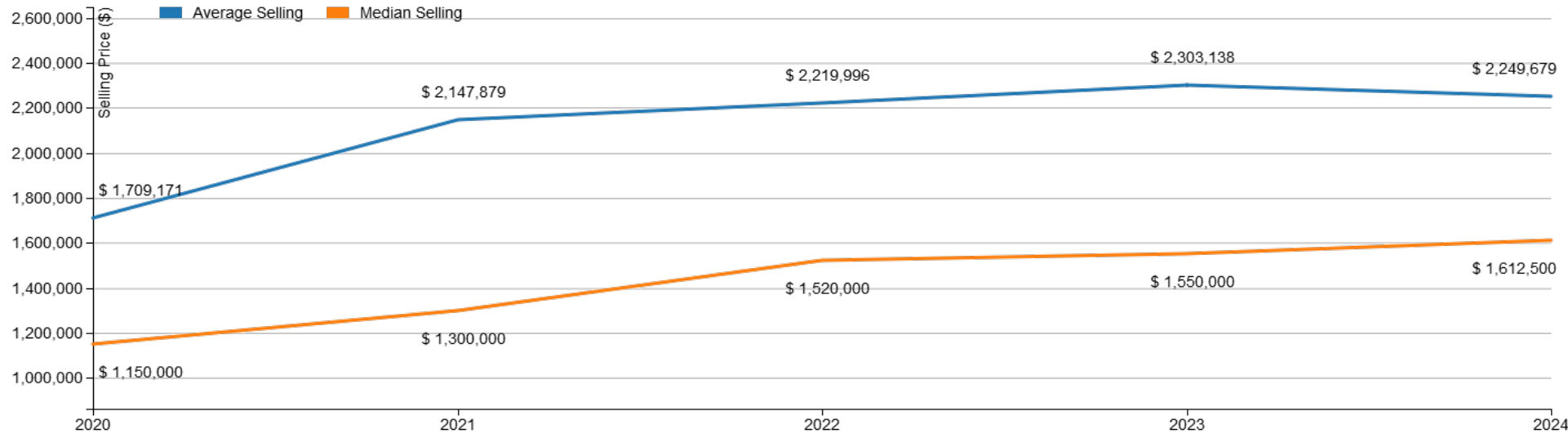
Information is Deemed Reliable but not guaranteed.



Island-Wide
 Summary: Single/Multi-Family Sales
 2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	545	-	\$1,709,171	-	\$1,150,000	-	139%	-	\$931,498,408	-	250
2021	503	-8%	\$2,147,879	26%	\$1,300,000	13%	165%	19%	\$1,080,383,195	16%	171
2022	333	-34%	\$2,219,996	3%	\$1,520,000	17%	176%	6%	\$739,258,583	-32%	135
2023	295	-11%	\$2,303,138	4%	\$1,550,000	2%	160%	-9%	\$679,425,670	-8%	154
2024	276	-6%	\$2,249,679	-2%	\$1,612,500	4%	139%	-13%	\$620,911,520	-9%	190

Average / Median Selling Price

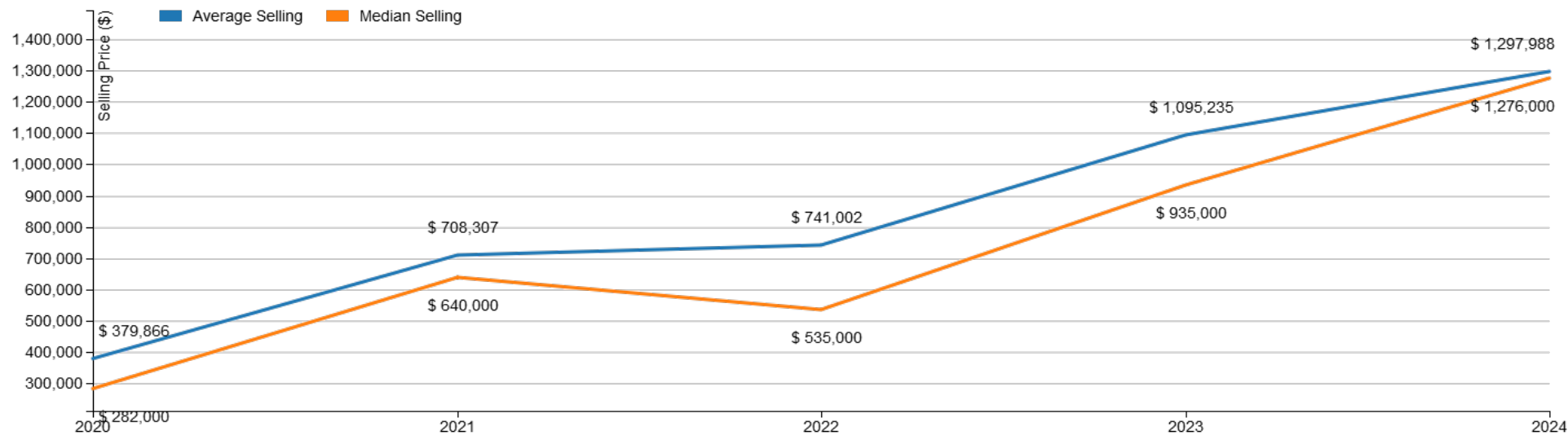




Island-Wide
 Summary: Condo Sales
 2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	\$ Volume	% + -	DTS
2020	35	-	\$379,866	-	\$282,000	-	\$470	-	\$357	-	\$13,295,325	-	254
2021	29	-17%	\$708,307	86%	\$640,000	127%	\$785	67%	\$684	92%	\$20,540,900	54%	145
2022	22	-24%	\$741,002	5%	\$535,000	-16%	\$748	-5%	\$694	1%	\$16,302,053	-21%	88
2023	17	-23%	\$1,095,235	48%	\$935,000	75%	\$967	29%	\$912	31%	\$18,619,000	14%	109
2024	21	24%	\$1,297,988	19%	\$1,276,000	36%	\$1,207	25%	\$978	7%	\$27,257,750	46%	154

Average / Median Selling Price

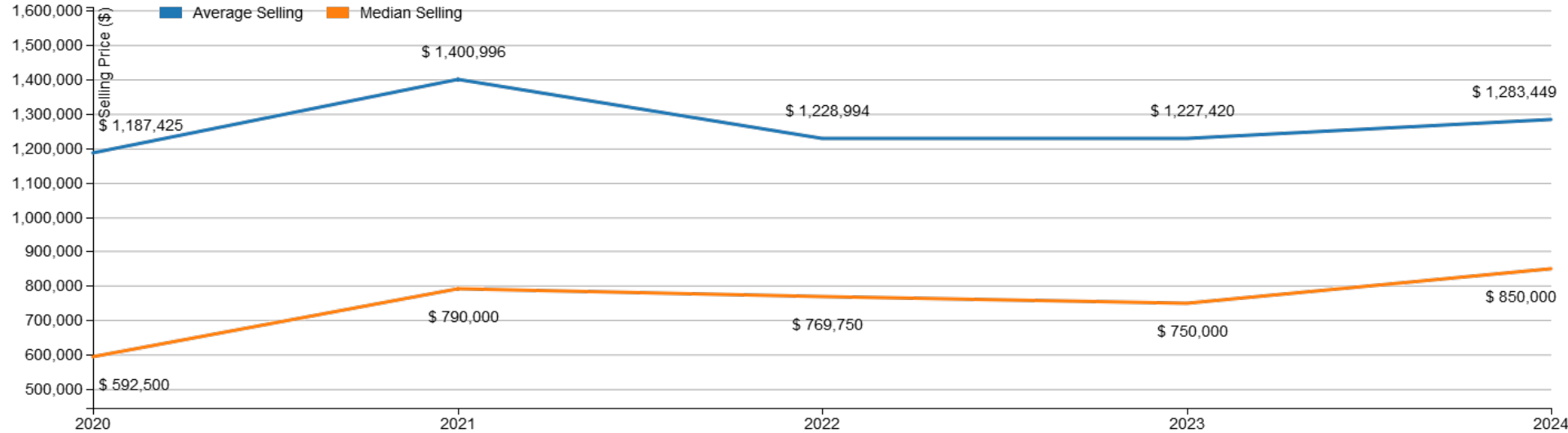




Island-Wide
Summary: Land Sales
2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	88	-	\$1,187,425	-	\$592,500	-	117%	-	\$104,493,435	-	348
2021	105	19%	\$1,400,996	18%	\$790,000	33%	882%	657%	\$147,104,600	41%	290
2022	68	-35%	\$1,228,994	-12%	\$769,750	-3%	272%	-69%	\$83,571,625	-43%	191
2023	61	-10%	\$1,227,420	0%	\$750,000	-3%	347%	28%	\$74,872,650	-10%	171
2024	53	-13%	\$1,283,449	5%	\$850,000	13%	160%	-54%	\$68,022,776	-9%	159

Average / Median Selling Price

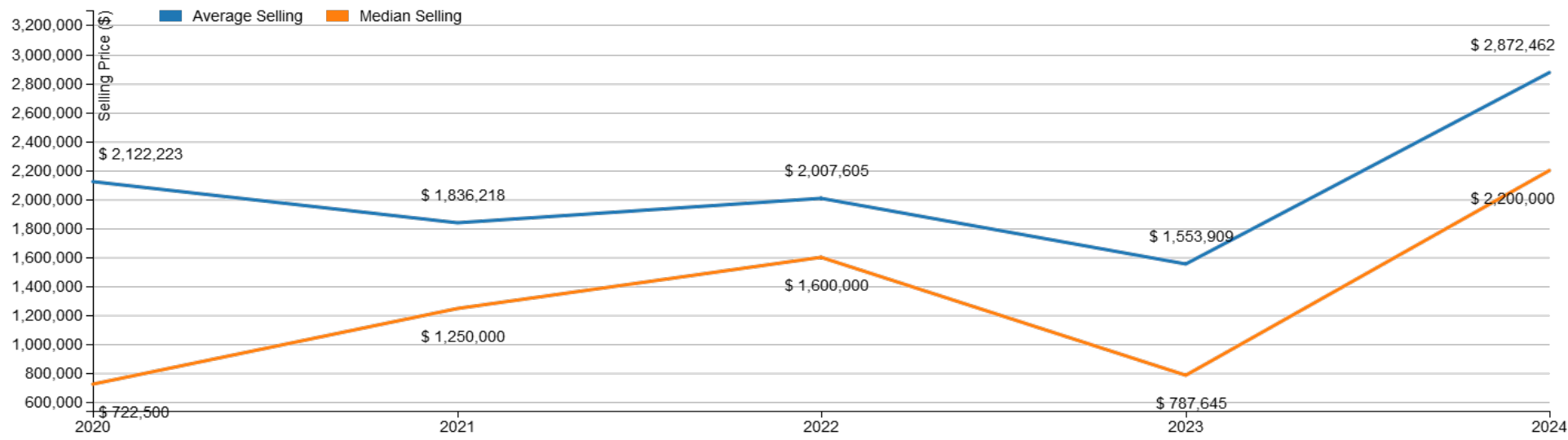




Island-Wide
Summary: Commercial Sales
2024

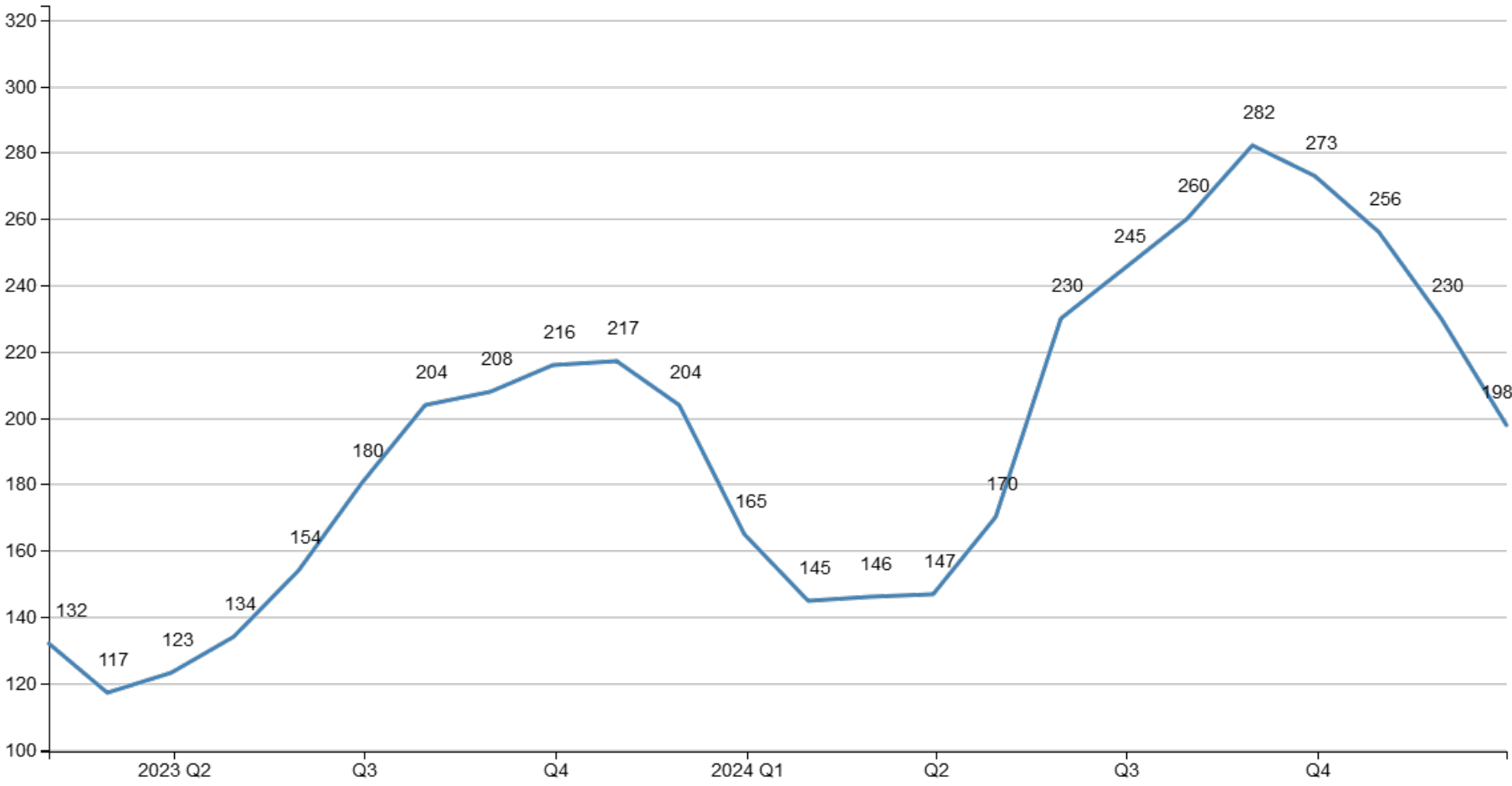
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	21	-	\$2,122,223	-	\$722,500	-	143%	-	\$44,566,686	-	379
2021	33	57%	\$1,836,218	-13%	\$1,250,000	73%	3,465%	2,324%	\$60,595,188	36%	369
2022	19	-42%	\$2,007,605	9%	\$1,600,000	28%	173%	-95%	\$38,144,500	-37%	225
2023	23	21%	\$1,553,909	-23%	\$787,645	-51%	173%	0%	\$35,739,917	-6%	162
2024	13	-43%	\$2,872,462	85%	\$2,200,000	179%	156%	-10%	\$37,342,000	4%	496

Average / Median Selling Price





Island-Wide
Inventory
2024

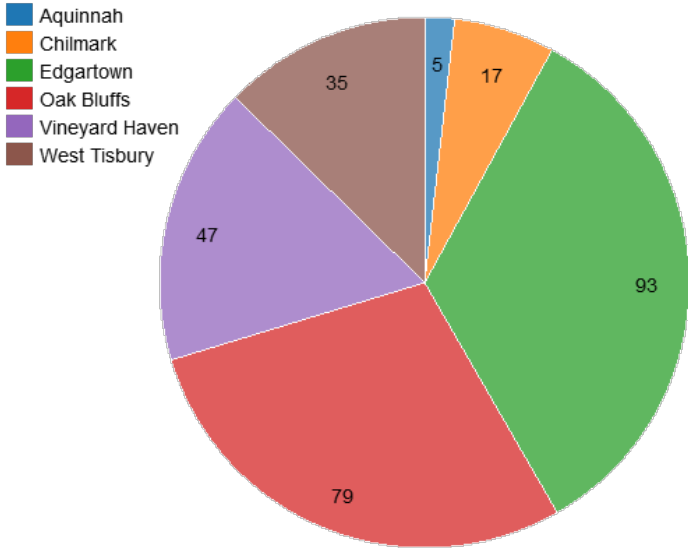




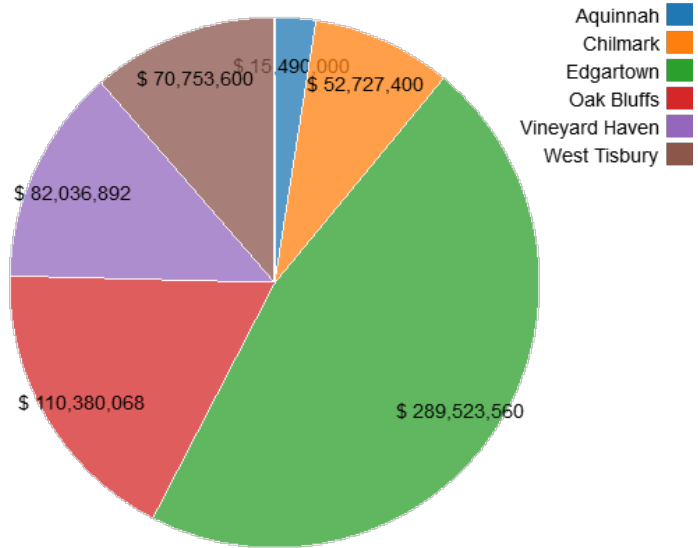
Sales Summary by Town
Single/Multi-Family
2024

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	5	-17%	\$3,098,000	6%	\$3,175,000	25%	142%	-3%	\$15,490,000	-11%	229
Chilmark	17	0%	\$3,101,612	33%	\$2,200,000	13%	128%	-31%	\$52,727,400	33%	191
Edgartown	93	-5%	\$3,113,157	-2%	\$2,395,000	20%	162%	-8%	\$289,523,560	-7%	226
Oak Bluffs	79	4%	\$1,397,216	-7%	\$1,225,000	2%	130%	-17%	\$110,380,068	-4%	159
Vineyard Haven	47	-23%	\$1,745,466	-12%	\$1,232,500	10%	131%	-6%	\$82,036,892	-32%	173
West Tisbury	35	-5%	\$2,021,531	-4%	\$1,700,000	1%	113%	-24%	\$70,753,600	-9%	179

Number of Sales by Town



Total Dollar Volume by Town

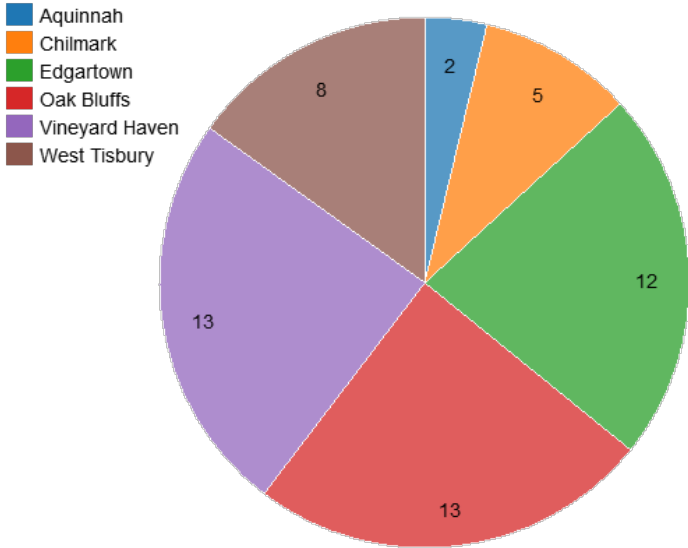




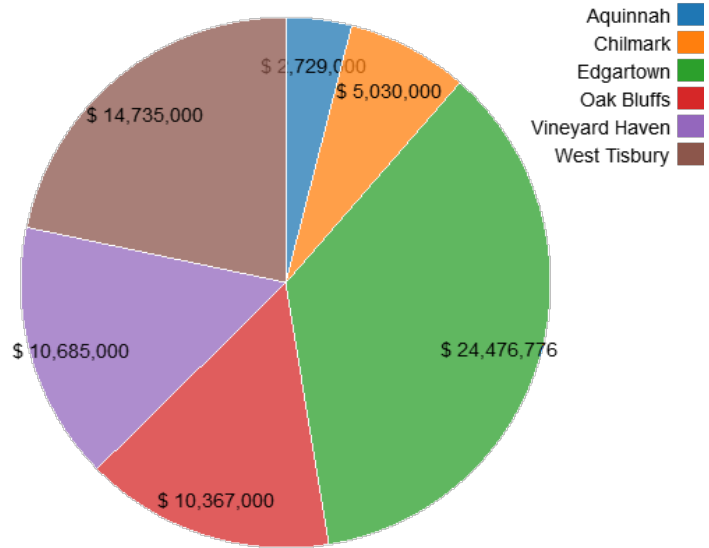
Sales Summary by Town
Land
2024

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	2	-67%	\$1,364,500	137%	\$1,364,500	203%	108%	-93%	\$2,729,000	-21%	141
Chilmark	5	25%	\$1,006,000	-68%	\$430,000	-50%	140%	-3%	\$5,030,000	-60%	102
Edgartown	12	-37%	\$2,039,731	27%	\$1,642,500	44%	329%	47%	\$24,476,776	-20%	218
Oak Bluffs	13	8%	\$797,462	23%	\$685,000	21%	123%	-22%	\$10,367,000	33%	71
Vineyard Haven	13	0%	\$821,923	11%	\$700,000	0%	138%	-18%	\$10,685,000	11%	206
West Tisbury	8	14%	\$1,841,875	18%	\$1,050,000	-2%	123%	-50%	\$14,735,000	35%	200

Number of Sales by Town



Total Dollar Volume by Town

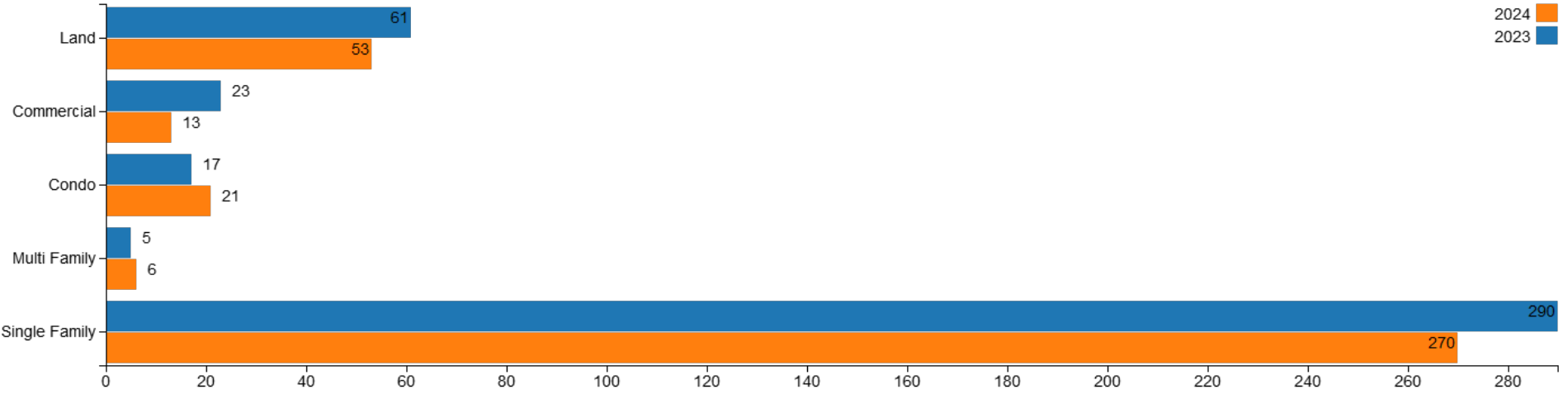




Island-Wide

Quarterly Comparison: Total Number of Sales
2024

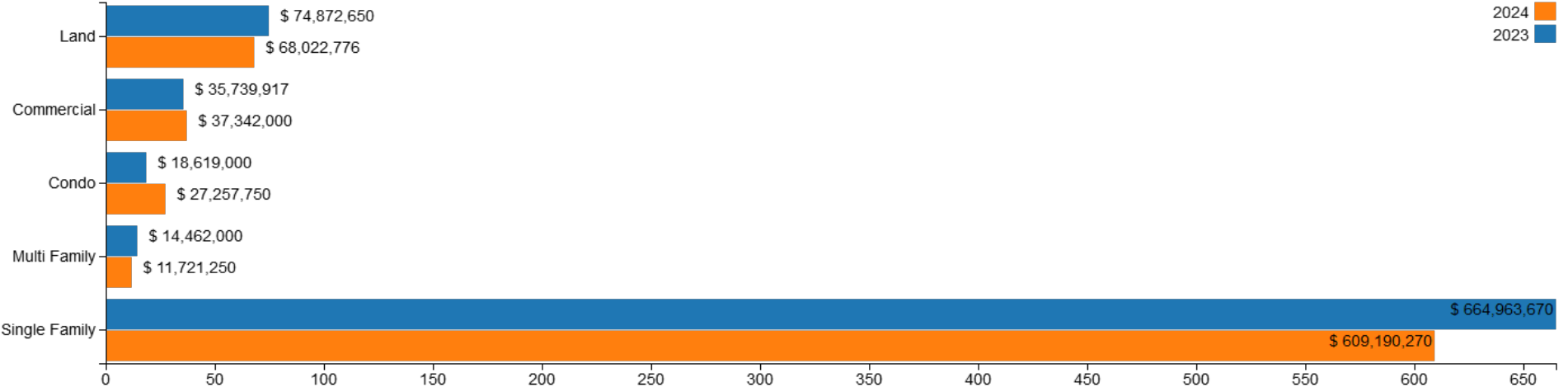
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	46	-35%	68	-4%	74	-18%	109	36%	297	-5%
- Single Family	42	-37%	60	-8%	66	-19%	102	32%	270	-7%
- Multi Family	1	0%	2	0%	2	0%	1	-	6	20%
- Condo	3	0%	6	50%	6	-14%	6	100%	21	24%
Commercial	3	-63%	3	-57%	3	-50%	4	100%	13	-43%
Land	7	-59%	17	21%	13	-13%	16	7%	53	-13%
Total	56	-42%	88	-4%	90	-19%	129	33%	363	-8%





Island-Wide
 Quarterly Comparison: Total Dollar Volume
 2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$88,024,043	-45%	\$143,300,960	-1%	\$167,582,000	-7%	\$249,262,267	17%	\$648,169,270	-7%
- Single Family	\$84,524,043	-46%	\$131,792,710	-1%	\$154,152,250	-7%	\$238,721,267	14%	\$609,190,270	-8%
- Multi Family	\$1,150,000	-25%	\$3,991,250	-49%	\$2,930,000	-43%	\$3,650,000	-	\$11,721,250	-19%
- Condo	\$2,350,000	-27%	\$7,517,000	100%	\$10,499,750	19%	\$6,891,000	147%	\$27,257,750	46%
Commercial	\$8,849,000	-51%	\$7,405,000	-34%	\$11,950,000	105%	\$9,138,000	1,226%	\$37,342,000	4%
Land	\$8,629,000	-57%	\$19,524,000	8%	\$13,249,000	-9%	\$26,620,776	19%	\$68,022,776	-9%
Total	\$105,502,043	-47%	\$170,229,960	-2%	\$192,781,000	-4%	\$285,021,043	21%	\$753,534,046	-7%



LINK

AQUINNAH
**ANNUAL SALES
SUMMARY**
2024



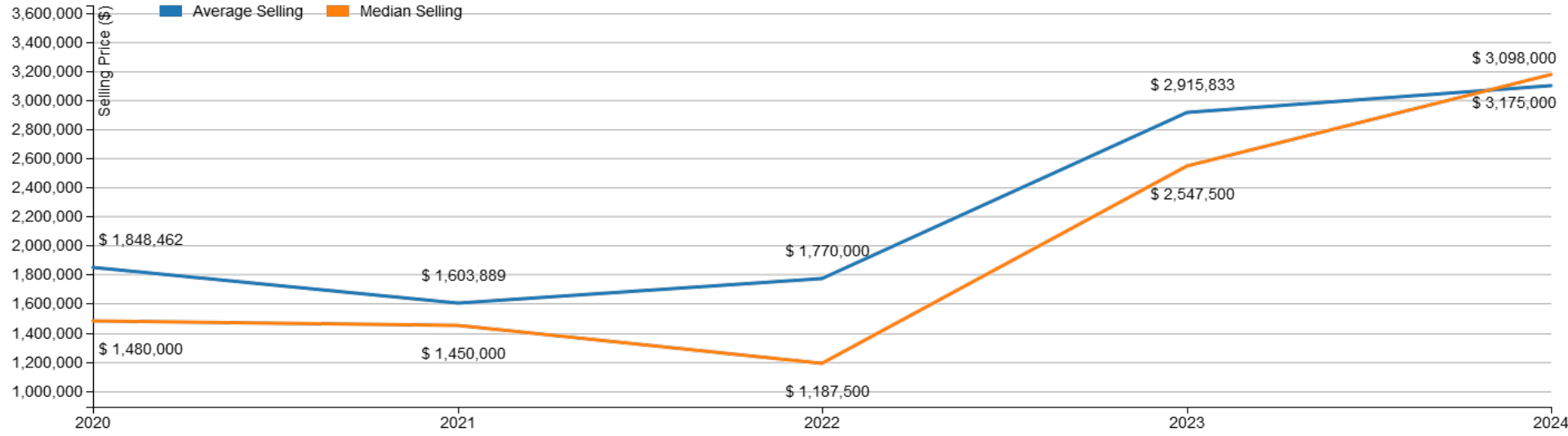
Aquinnah

Summary: Single/Multi-Family Sales

2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	15	-	\$1,848,462	-	\$1,480,000	-	137%	-	\$27,726,936	-	313
2021	9	-40%	\$1,603,889	-13%	\$1,450,000	-2%	141%	2%	\$14,435,000	-48%	183
2022	6	-33%	\$1,770,000	10%	\$1,187,500	-18%	124%	-12%	\$10,620,000	-26%	174
2023	6	0%	\$2,915,833	65%	\$2,547,500	115%	146%	17%	\$17,495,000	65%	161
2024	5	-17%	\$3,098,000	6%	\$3,175,000	25%	142%	-3%	\$15,490,000	-11%	229

Average / Median Selling Price

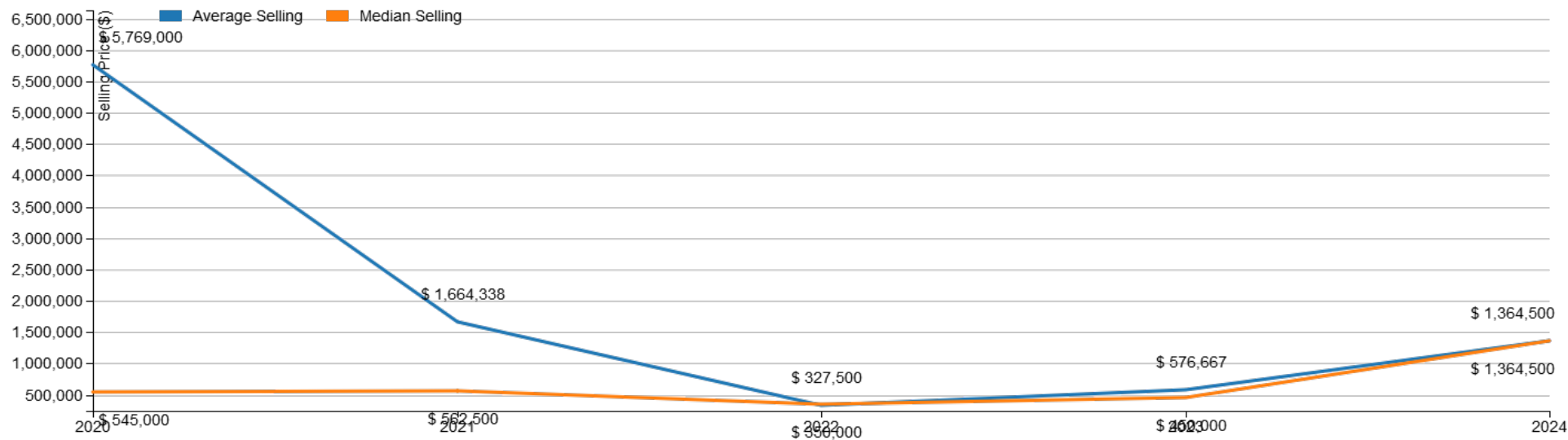




Aquinnah
 Summary: Land Sales
 2024

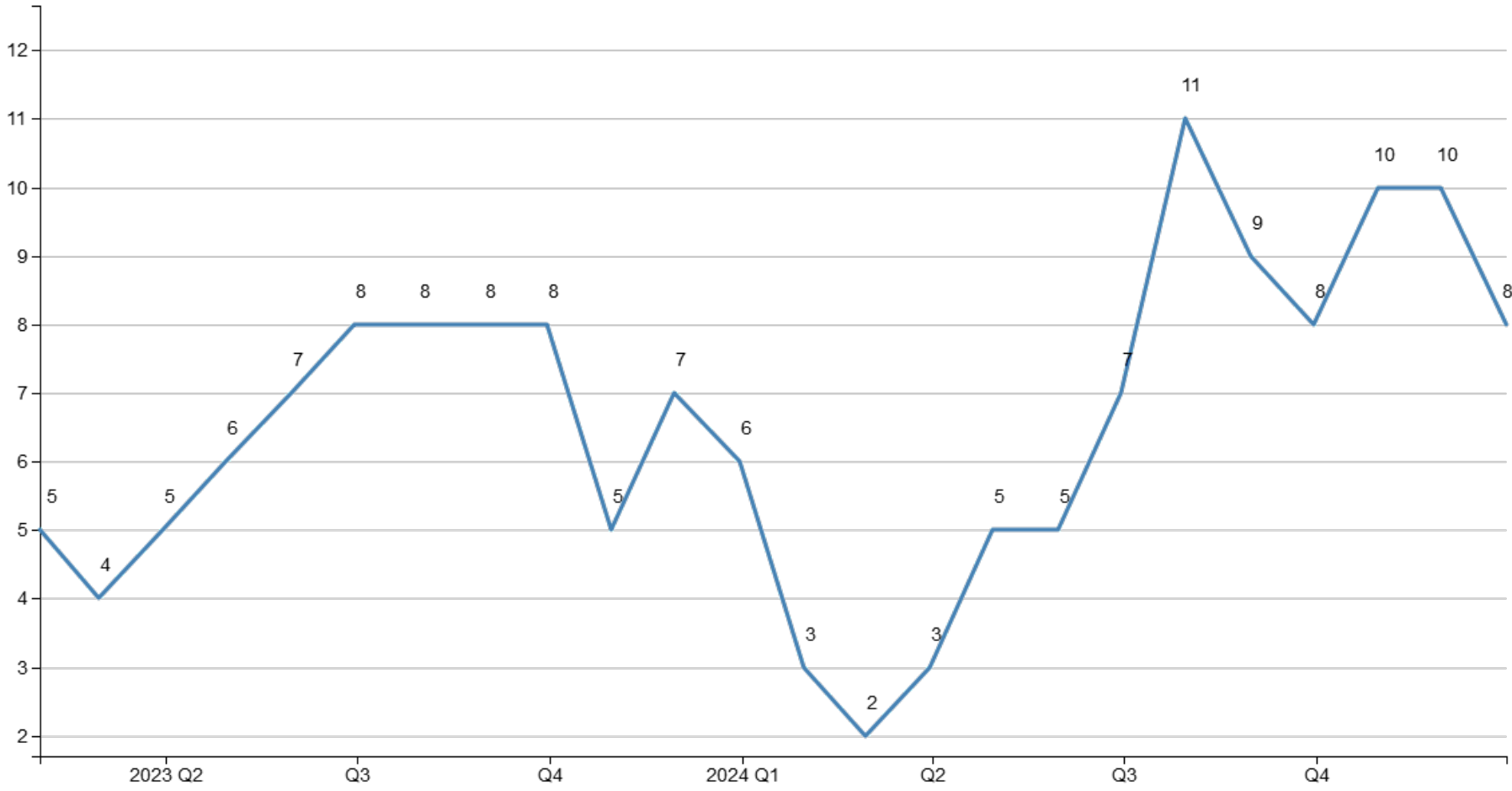
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	5	-	\$5,769,000	-	\$545,000	-	85%	-	\$28,845,000	-	547
2021	8	60%	\$1,664,338	-71%	\$562,500	3%	70%	-18%	\$13,314,700	-54%	558
2022	4	-50%	\$327,500	-80%	\$350,000	-38%	145%	108%	\$1,310,000	-90%	43
2023	6	50%	\$576,667	76%	\$450,000	29%	1,593%	998%	\$3,460,000	164%	91
2024	2	-67%	\$1,364,500	137%	\$1,364,500	203%	108%	-93%	\$2,729,000	-21%	141

Average / Median Selling Price





Aquinnah
Inventory
2024

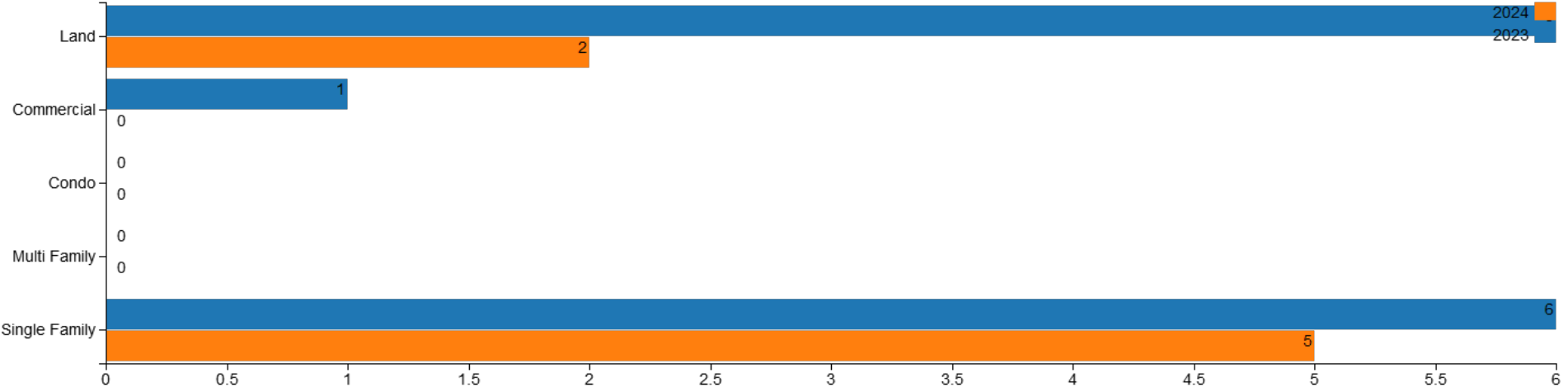




Aquinnah

Quarterly Comparison: Total Number of Sales
2024

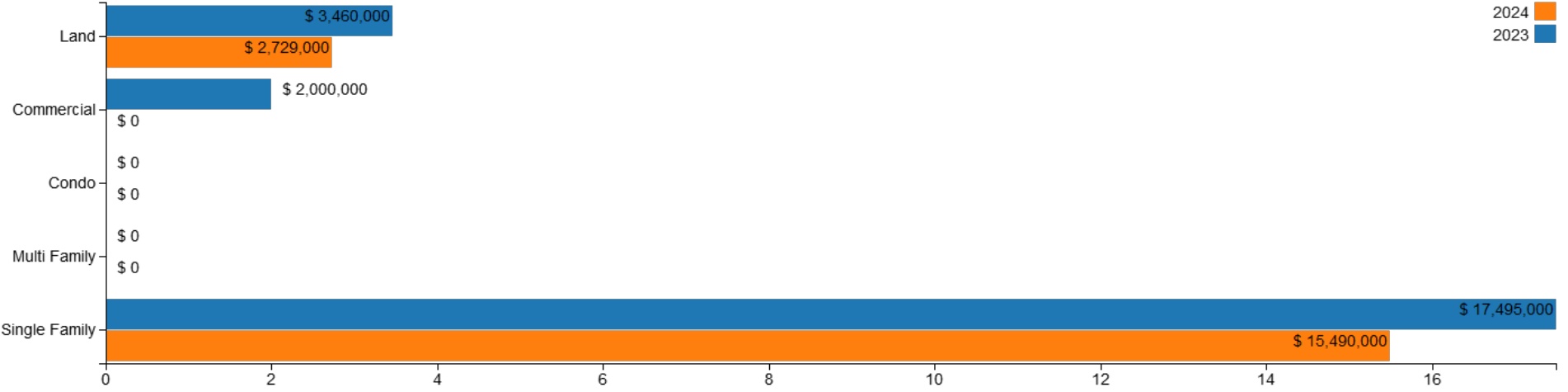
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	0	-	1	-	0	-	4	300%	5	-17%
- Single Family	0	-	1	-	0	-	4	300%	5	-17%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	0	-	1	-50%	1	-	0	-	2	-67%
Total	0	-	2	0%	1	-75%	4	33%	7	-46%





Aquinnah
 Quarterly Comparison: Total Dollar Volume
 2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	-	-	\$2,225,000	-	-	-	\$13,265,000	637%	\$15,490,000	-11%
- Single Family	-	-	\$2,225,000	-	-	-	\$13,265,000	637%	\$15,490,000	-11%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	-	-	\$1,800,000	85%	\$929,000	-	-	-	\$2,729,000	-21%
Total	\$0	-	\$4,025,000	313%	\$929,000	-88%	\$13,265,000	441%	\$18,219,000	-21%



LINK

CHILMARK
**ANNUAL SALES
SUMMARY**
2024



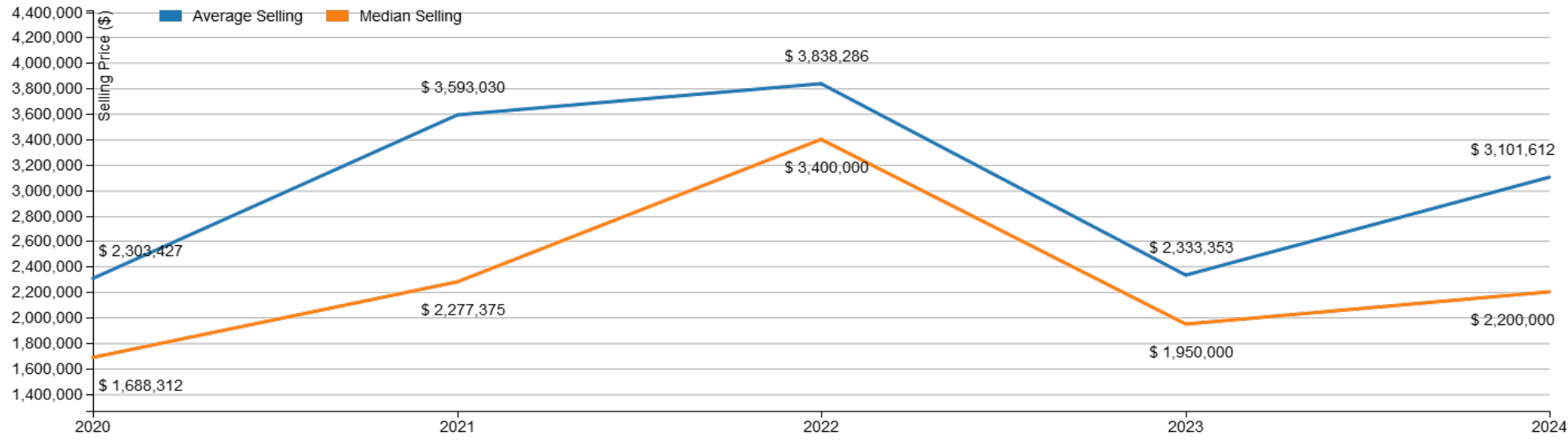
Chilmark

Summary: Single/Multi-Family Sales

2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	40	-	\$2,303,427	-	\$1,688,313	-	131%	-	\$92,137,085	-	286
2021	30	-25%	\$3,593,030	56%	\$2,277,375	35%	157%	20%	\$107,790,895	17%	264
2022	21	-30%	\$3,838,286	7%	\$3,400,000	49%	184%	17%	\$80,604,000	-25%	199
2023	17	-19%	\$2,333,353	-39%	\$1,950,000	-43%	186%	1%	\$39,667,000	-51%	114
2024	17	0%	\$3,101,612	33%	\$2,200,000	13%	128%	-31%	\$52,727,400	33%	191

Average / Median Selling Price





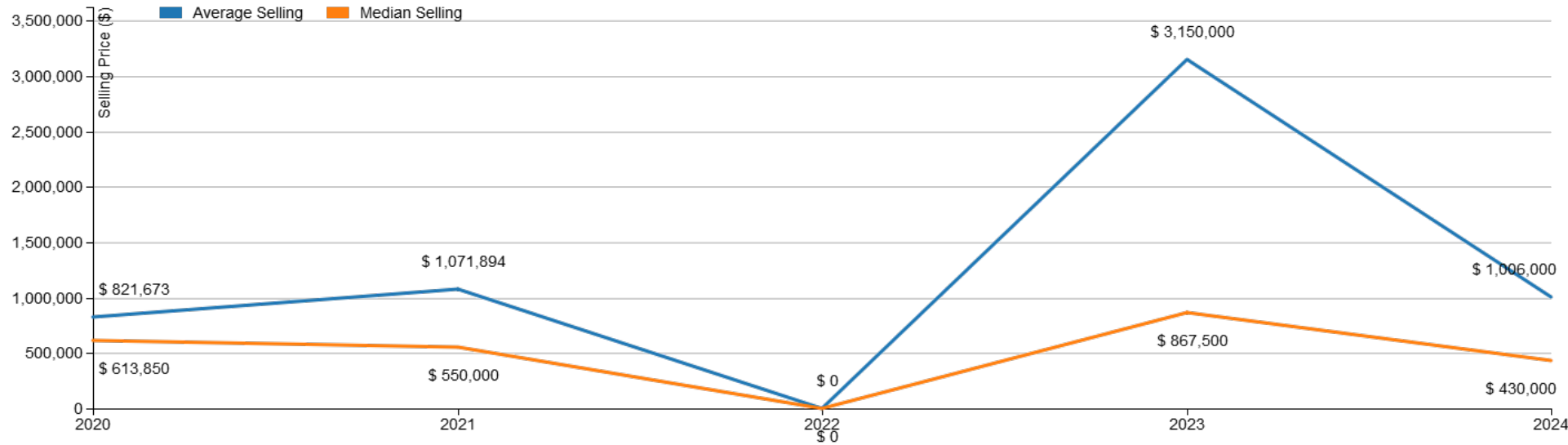
Chilmark

Summary: Land Sales

2024

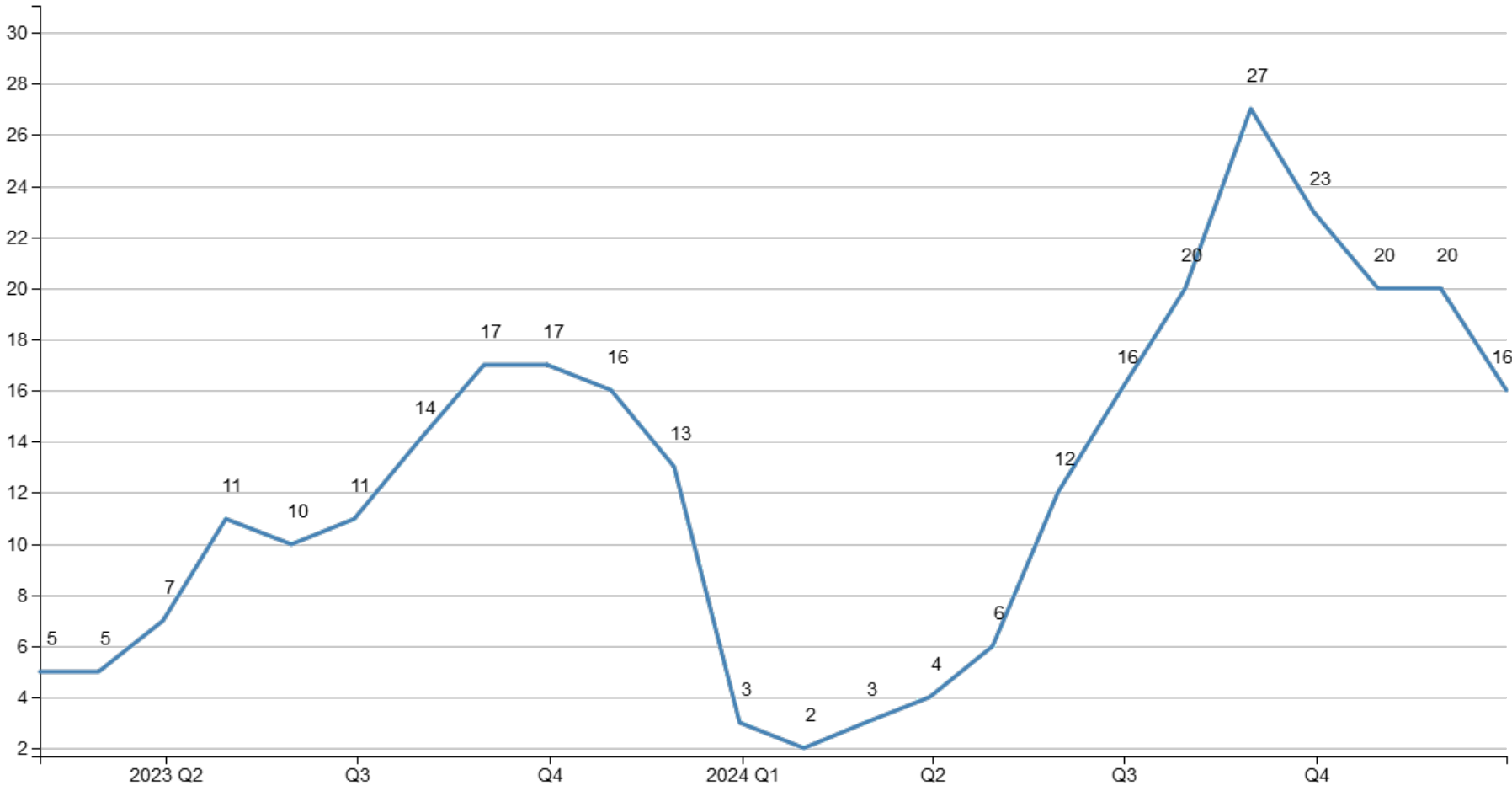
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	20	-	\$821,673	-	\$613,850	-	119%	-	\$16,433,455	-	307
2021	17	-15%	\$1,071,894	30%	\$550,000	-10%	143%	20%	\$18,222,200	11%	144
2022	0	-	-	-	-	-	-	-	-	-	
2023	4	-	\$3,150,000	-	\$867,500	-	144%	-	\$12,600,000	-	103
2024	5	25%	\$1,006,000	-68%	\$430,000	-50%	140%	-3%	\$5,030,000	-60%	102

Average / Median Selling Price





Chilmark
Inventory
2024

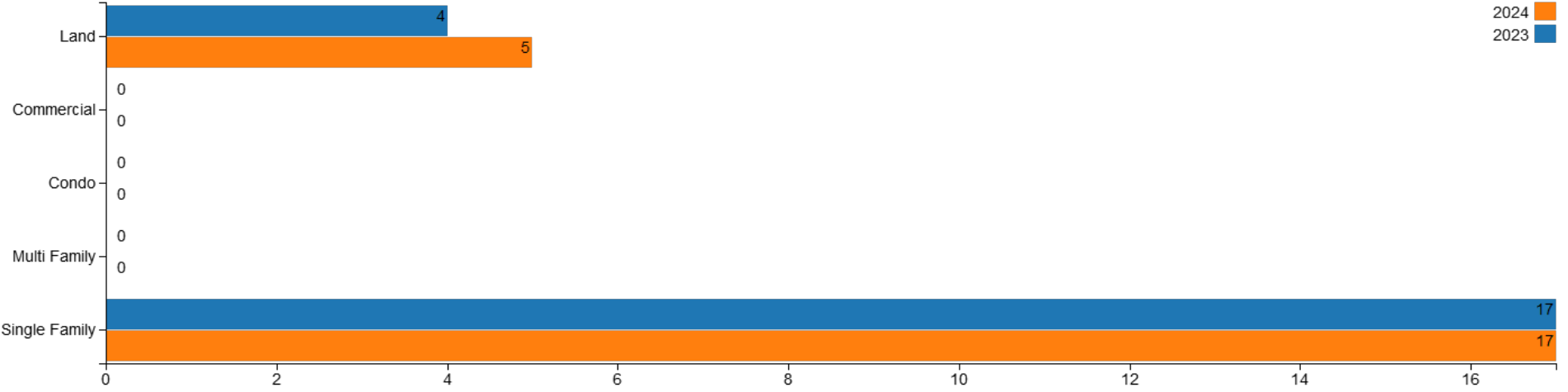




Chilmark

Quarterly Comparison: Total Number of Sales
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	2	-33%	3	50%	2	-75%	10	150%	17	0%
- Single Family	2	-33%	3	50%	2	-75%	10	150%	17	0%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	1	-	2	100%	0	-	2	-33%	5	25%
Total	3	0%	5	67%	2	-75%	12	71%	22	5%

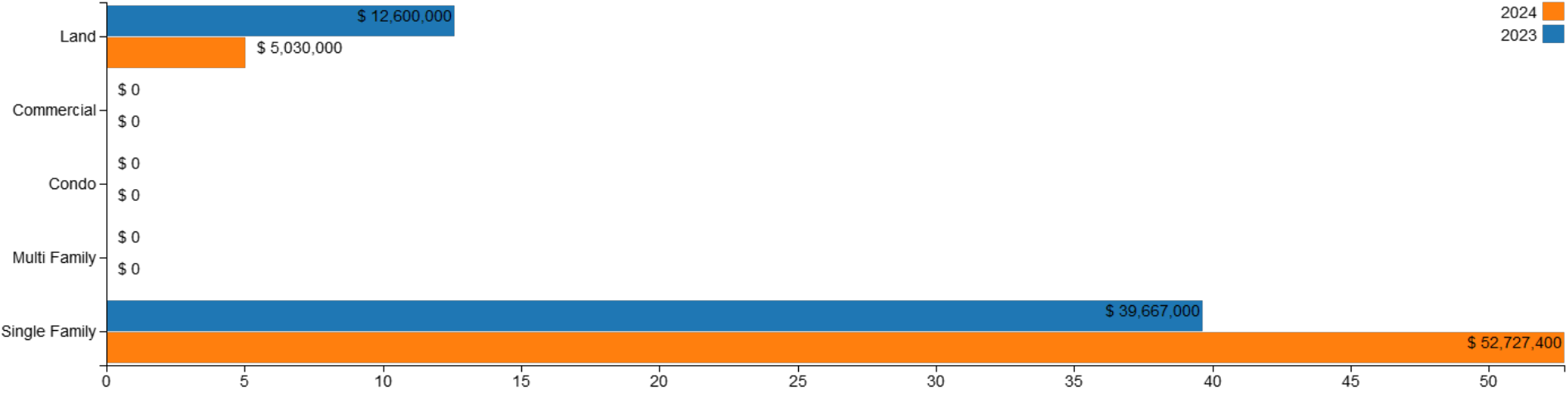




Chilmark

Quarterly Comparison: Total Dollar Volume
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$8,950,000	26%	\$12,773,000	421%	\$3,445,000	-82%	\$27,559,400	153%	\$52,727,400	33%
- Single Family	\$8,950,000	26%	\$12,773,000	421%	\$3,445,000	-82%	\$27,559,400	153%	\$52,727,400	33%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$2,900,000	-	\$850,000	-35%	-	-	\$1,280,000	-89%	\$5,030,000	-60%
Total	\$11,850,000	66%	\$13,623,000	263%	\$3,445,000	-82%	\$28,839,400	30%	\$57,757,400	11%



LINK

EDGARTOWN
**ANNUAL SALES
SUMMARY**
2024



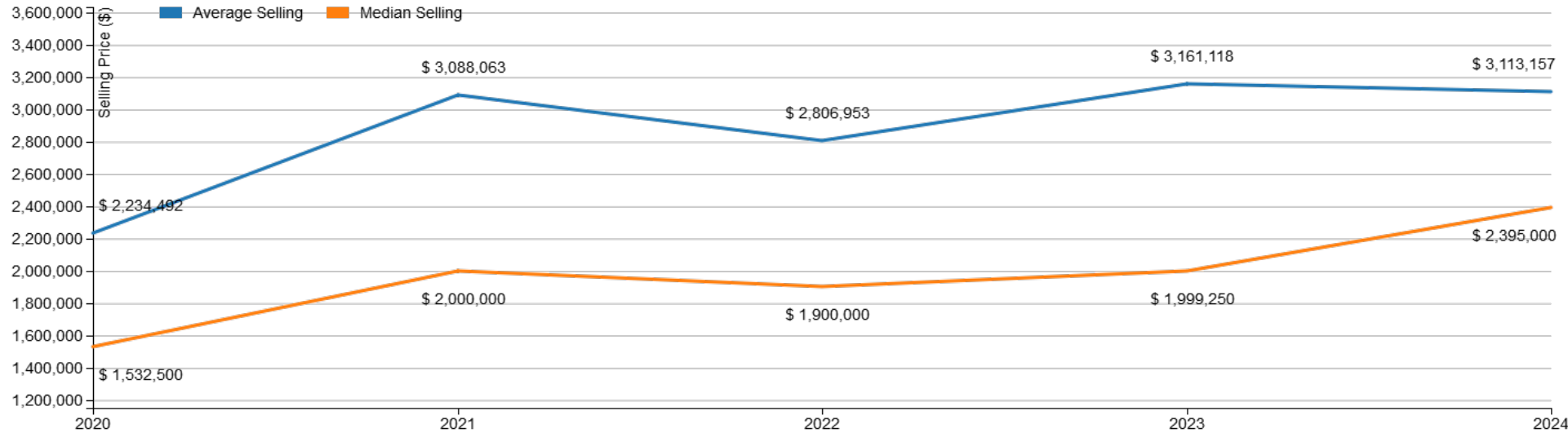
Edgartown

Summary: Single/Multi-Family Sales

2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	202	-	\$2,234,492	-	\$1,532,500	-	147%	-	\$451,367,363	-	206
2021	165	-18%	\$3,088,063	38%	\$2,000,000	31%	177%	21%	\$509,530,390	13%	192
2022	106	-36%	\$2,806,953	-9%	\$1,900,000	-5%	204%	15%	\$297,537,055	-42%	168
2023	98	-8%	\$3,161,118	13%	\$1,999,250	5%	176%	-13%	\$309,789,609	4%	151
2024	93	-5%	\$3,113,157	-2%	\$2,395,000	20%	162%	-8%	\$289,523,560	-7%	226

Average / Median Selling Price

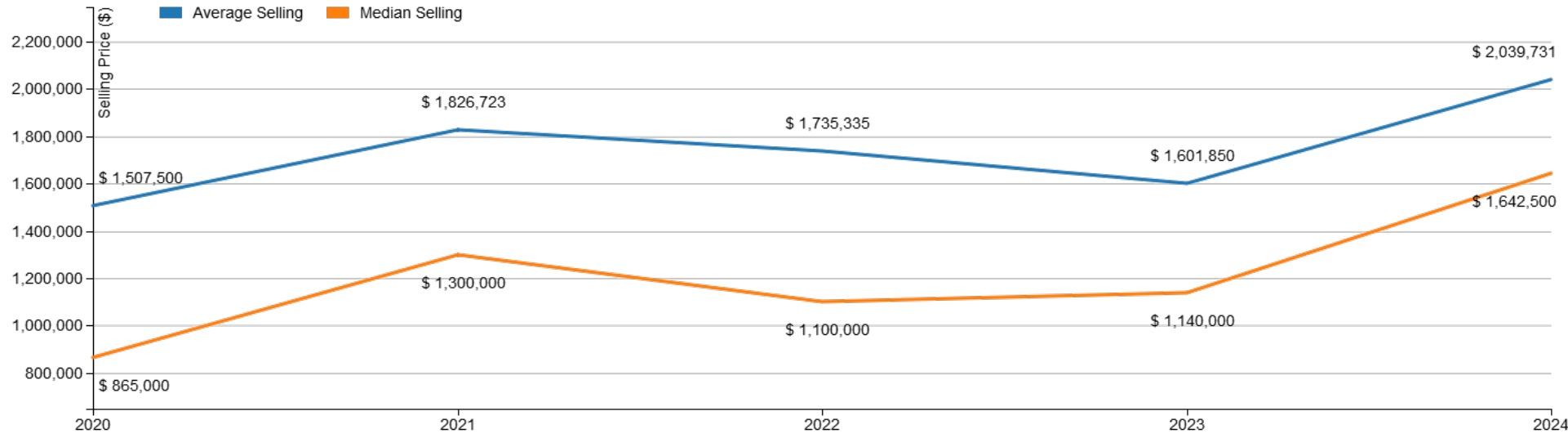




Edgartown
 Summary: Land Sales
 2024

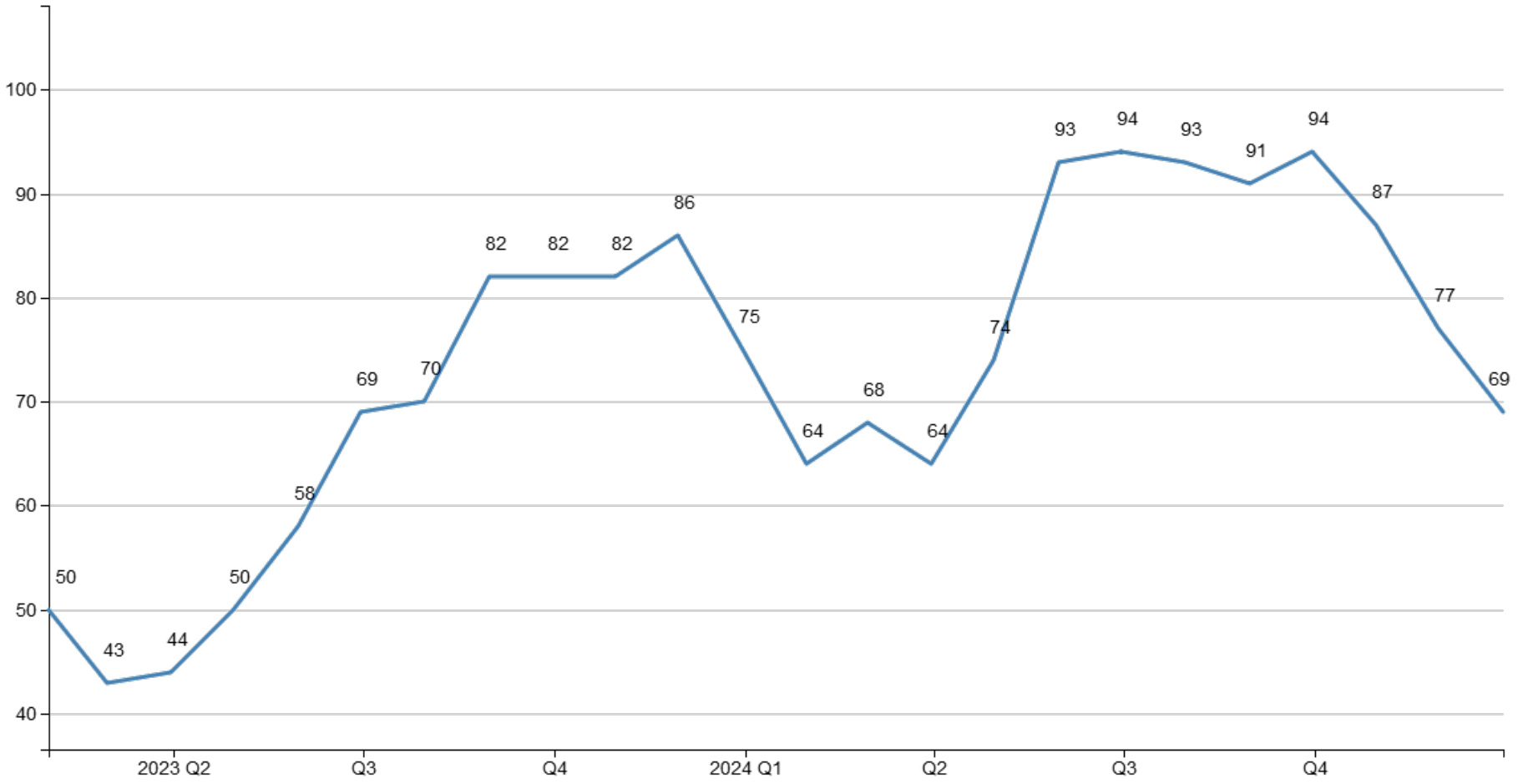
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	23	-	\$1,507,500	-	\$865,000	-	137%	-	\$34,672,500	-	350
2021	39	70%	\$1,826,723	21%	\$1,300,000	50%	156%	14%	\$71,242,200	105%	366
2022	31	-21%	\$1,735,335	-5%	\$1,100,000	-15%	230%	47%	\$53,795,375	-24%	259
2023	19	-39%	\$1,601,850	-8%	\$1,140,000	4%	223%	-3%	\$30,435,150	-43%	139
2024	12	-37%	\$2,039,731	27%	\$1,642,500	44%	329%	47%	\$24,476,776	-20%	218

Average / Median Selling Price





Edgartown
Inventory
2024

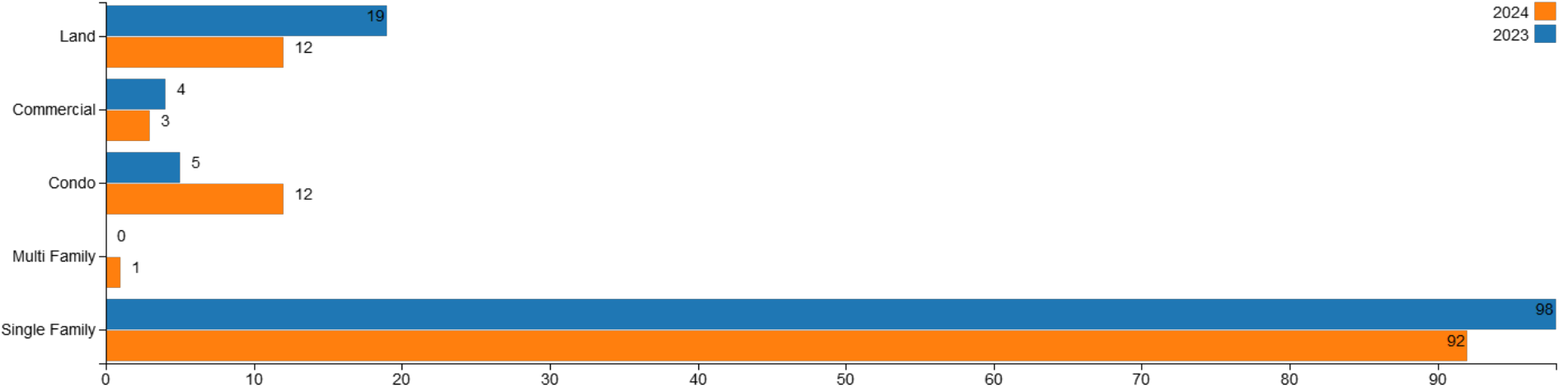




Edgartown

Quarterly Comparison: Total Number of Sales
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	9	-61%	25	4%	33	18%	38	36%	105	2%
- Single Family	9	-59%	21	-13%	28	12%	34	26%	92	-6%
- Multi Family	0	-	0	-	0	-	1	-	1	-
- Condo	0	-	4	-	5	67%	3	200%	12	140%
Commercial	1	-67%	0	-	0	-	2	-	3	-25%
Land	1	-83%	2	-33%	1	-75%	8	33%	12	-37%
Total	11	-66%	27	0%	34	3%	48	41%	120	-5%

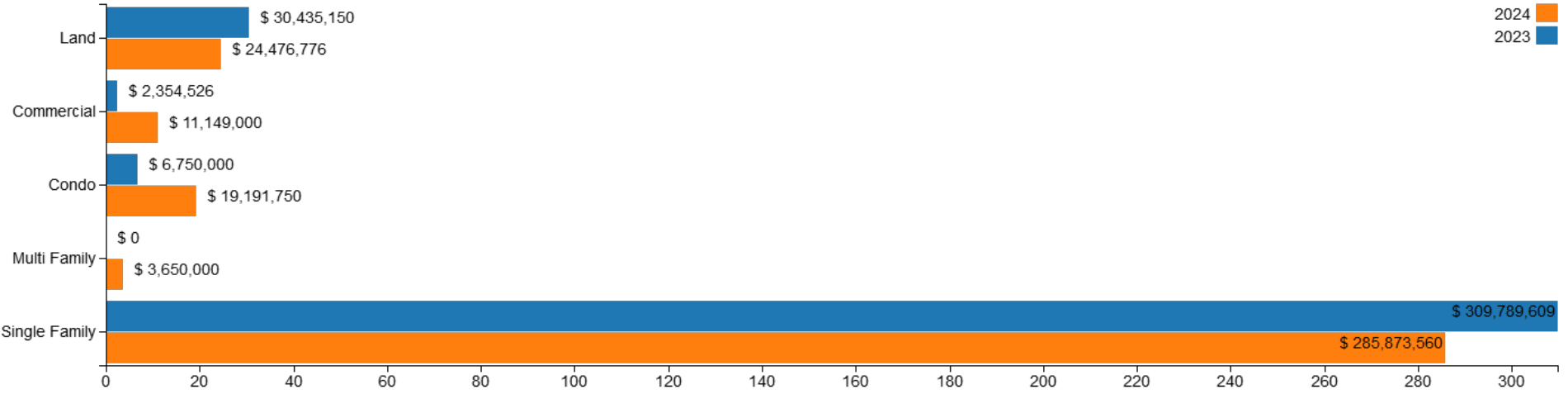




Edgartown

Quarterly Comparison: Total Dollar Volume
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$26,940,000	-67%	\$58,330,210	-19%	\$107,273,750	66%	\$116,171,350	17%	\$308,715,310	-2%
- Single Family	\$26,940,000	-66%	\$52,963,210	-26%	\$97,650,000	61%	\$108,320,350	10%	\$285,873,560	-8%
- Multi Family	-	-	-	-	-	-	\$3,650,000	-	\$3,650,000	-
- Condo	-	-	\$5,367,000	-	\$9,623,750	146%	\$4,201,000	377%	\$19,191,750	184%
Commercial	\$3,949,000	102%	-	-	-	-	\$7,200,000	-	\$11,149,000	374%
Land	\$1,585,000	-84%	\$1,300,000	-81%	\$565,000	-90%	\$21,026,776	166%	\$24,476,776	-20%
Total	\$32,474,000	-65%	\$59,630,210	-24%	\$107,838,750	52%	\$144,398,126	35%	\$344,341,086	-1%



LINK

OAK BLUFFS
**ANNUAL SALES
SUMMARY**
2024



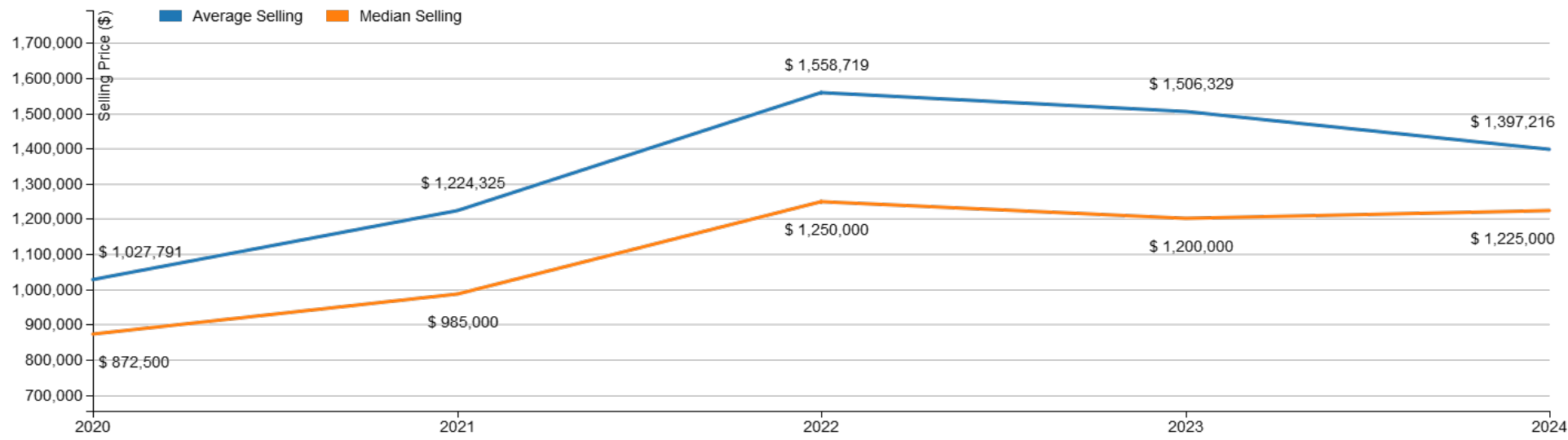
Oak Bluffs

Summary: Single/Multi-Family Sales

2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	114	-	\$1,027,791	-	\$872,500	-	149%	-	\$117,168,124	-	194
2021	136	19%	\$1,224,325	19%	\$985,000	13%	156%	4%	\$166,508,175	42%	134
2022	93	-32%	\$1,558,719	27%	\$1,250,000	27%	163%	5%	\$144,960,850	-13%	108
2023	76	-18%	\$1,506,329	-3%	\$1,200,000	-4%	157%	-4%	\$114,480,997	-21%	159
2024	79	4%	\$1,397,216	-7%	\$1,225,000	2%	130%	-17%	\$110,380,068	-4%	159

Average / Median Selling Price

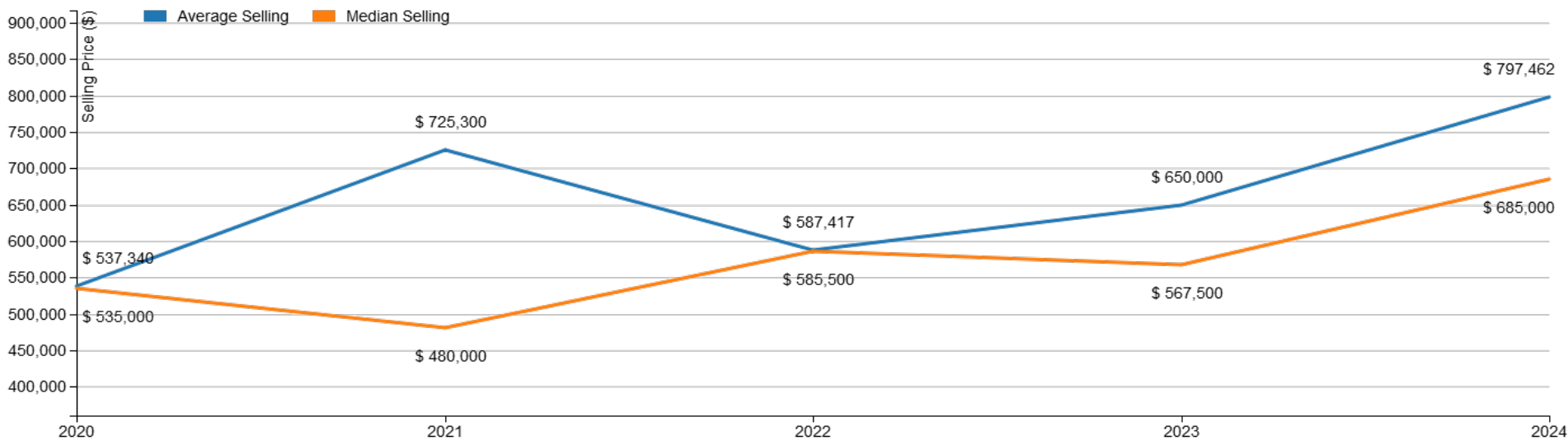




Oak Bluffs
 Summary: Land Sales
 2024

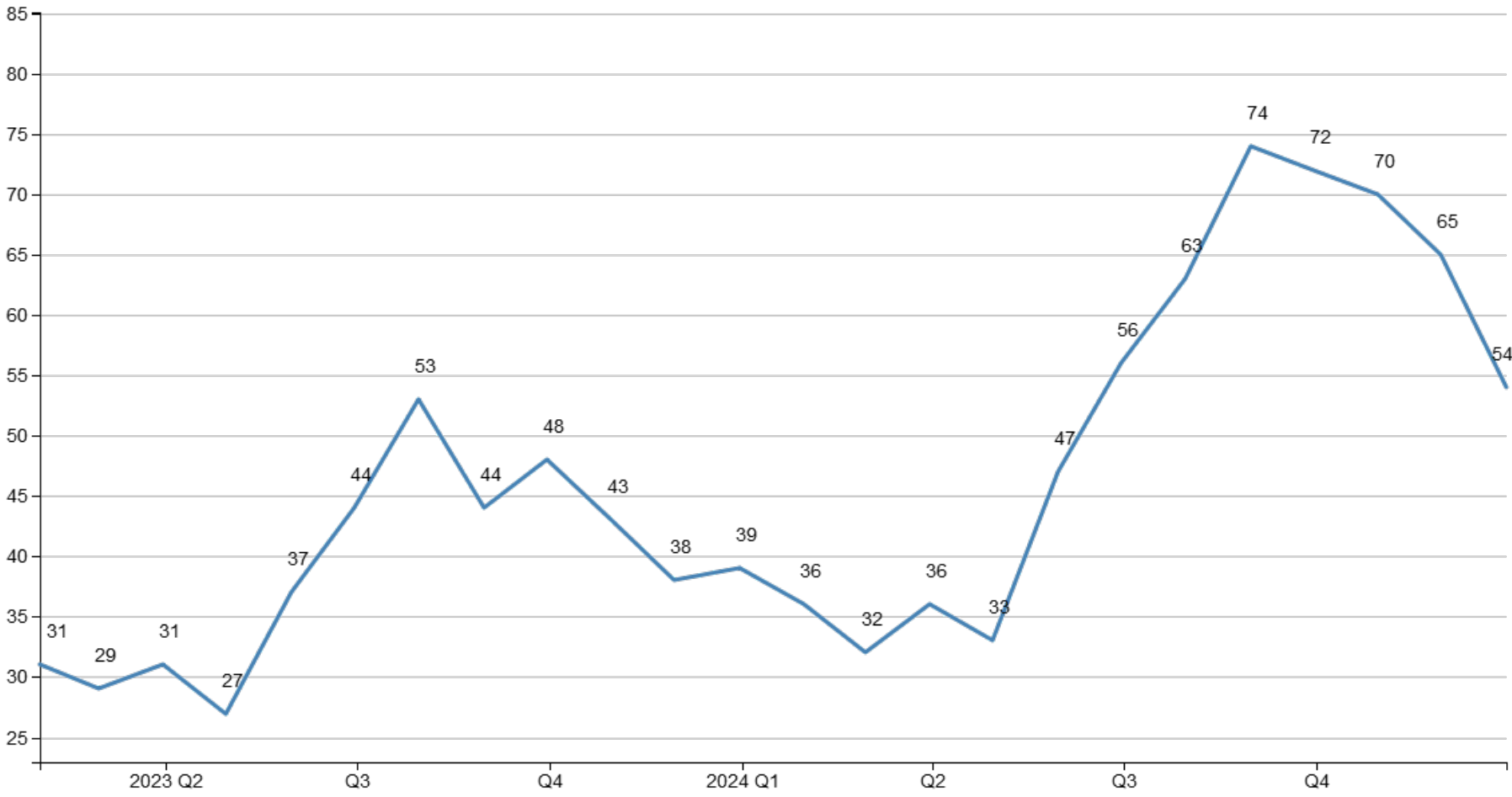
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	21	-	\$537,340	-	\$535,000	-	116%	-	\$11,284,150	-	177
2021	10	-52%	\$725,300	35%	\$480,000	-10%	123%	7%	\$7,253,000	-36%	137
2022	12	20%	\$587,417	-19%	\$585,500	22%	187%	52%	\$7,049,000	-3%	119
2023	12	0%	\$650,000	11%	\$567,500	-3%	158%	-15%	\$7,800,000	11%	202
2024	13	8%	\$797,462	23%	\$685,000	21%	123%	-22%	\$10,367,000	33%	71

Average / Median Selling Price





Oak Bluffs
Inventory
2024

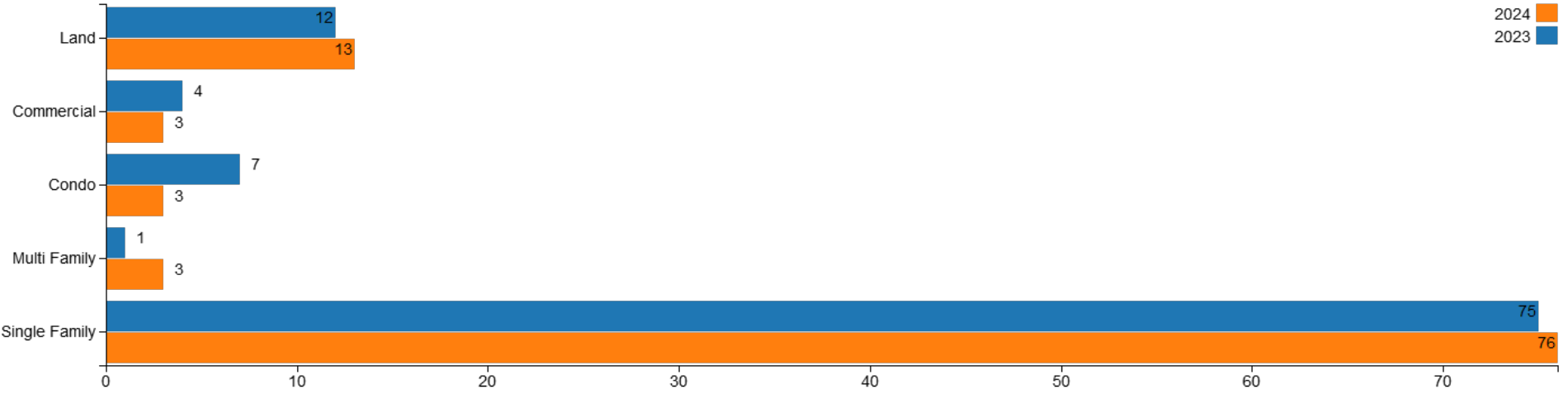




Oak Bluffs

Quarterly Comparison: Total Number of Sales
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	18	6%	15	-17%	21	-19%	28	27%	82	-1%
- Single Family	16	7%	12	-29%	20	-13%	28	40%	76	1%
- Multi Family	1	-	2	-	0	-	0	-	3	200%
- Condo	1	-50%	1	0%	1	-50%	0	-	3	-57%
Commercial	0	-	2	-50%	0	-	1	-	3	-25%
Land	3	50%	4	100%	5	-17%	1	-50%	13	8%
Total	21	11%	21	-13%	26	-19%	30	25%	98	-1%



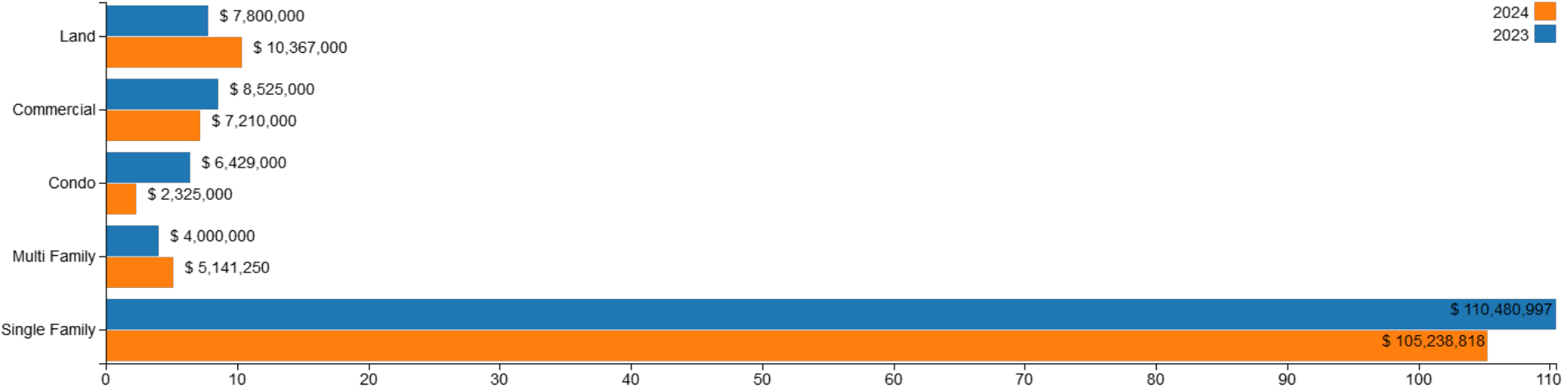


Oak Bluffs

Quarterly Comparison: Total Dollar Volume

2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$23,814,443	18%	\$20,541,250	-16%	\$27,005,750	-44%	\$41,343,625	47%	\$112,705,068	-7%
- Single Family	\$22,065,443	16%	\$15,700,000	-34%	\$26,129,750	-37%	\$41,343,625	58%	\$105,238,818	-5%
- Multi Family	\$1,150,000	-	\$3,991,250	-	-	-	-	-	\$5,141,250	29%
- Condo	\$599,000	-53%	\$850,000	-9%	\$876,000	-62%	-	-	\$2,325,000	-64%
Commercial	-	-	\$5,850,000	-31%	-	-	\$1,360,000	-	\$7,210,000	-15%
Land	\$2,589,000	91%	\$1,824,000	26%	\$5,055,000	25%	\$899,000	-5%	\$10,367,000	33%
Total	\$26,403,443	22%	\$28,215,250	-18%	\$32,060,750	-39%	\$43,602,625	50%	\$130,282,068	-5%



LINK

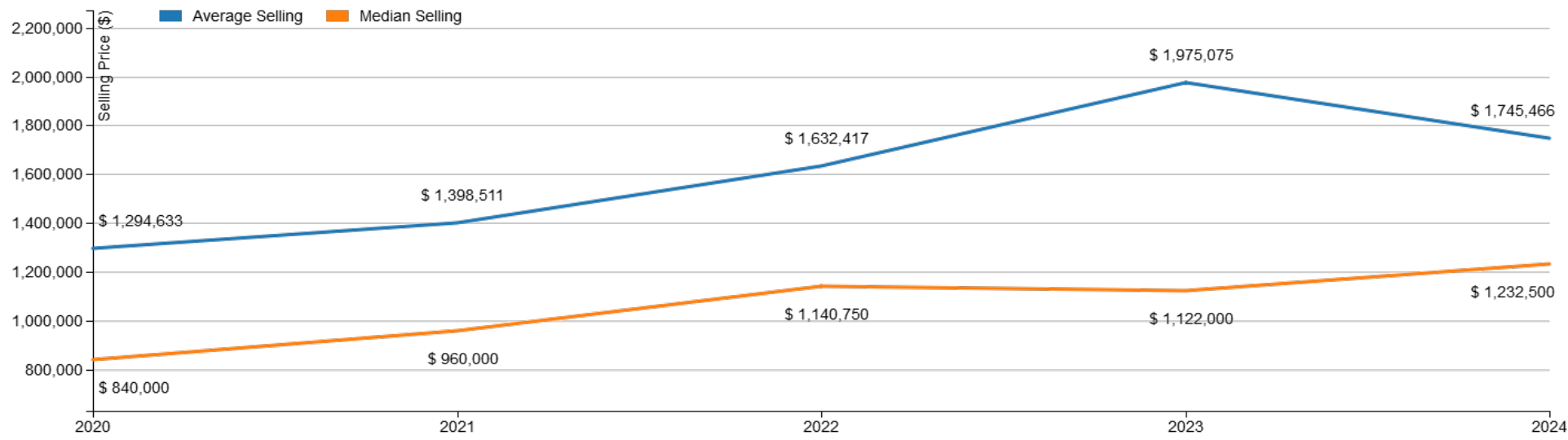
VINEYARD HAVEN
**ANNUAL SALES
SUMMARY**
2024



Vineyard Haven
 Summary: Single/Multi-Family Sales
 2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	109	-	\$1,294,633	-	\$840,000	-	126%	-	\$141,115,000	-	392
2021	104	-5%	\$1,398,511	8%	\$960,000	14%	168%	33%	\$145,445,126	3%	166
2022	70	-33%	\$1,632,417	17%	\$1,140,750	19%	157%	-7%	\$114,269,178	-21%	116
2023	61	-13%	\$1,975,075	21%	\$1,122,000	-2%	140%	-11%	\$120,479,564	5%	156
2024	47	-23%	\$1,745,466	-12%	\$1,232,500	10%	131%	-6%	\$82,036,892	-32%	173

Average / Median Selling Price

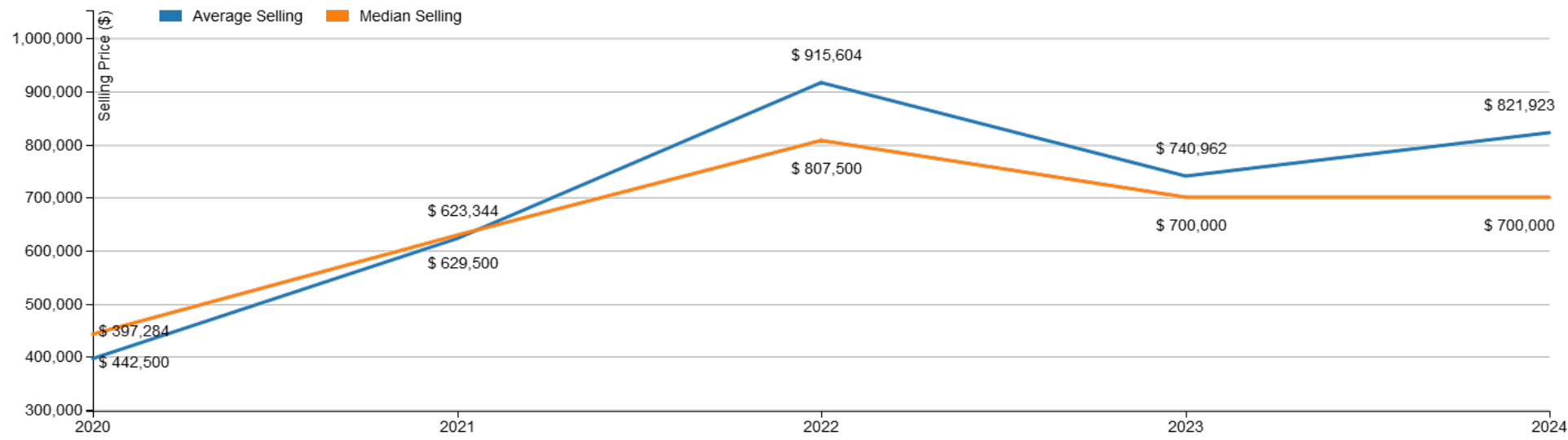




Vineyard Haven
Summary: Land Sales
2024

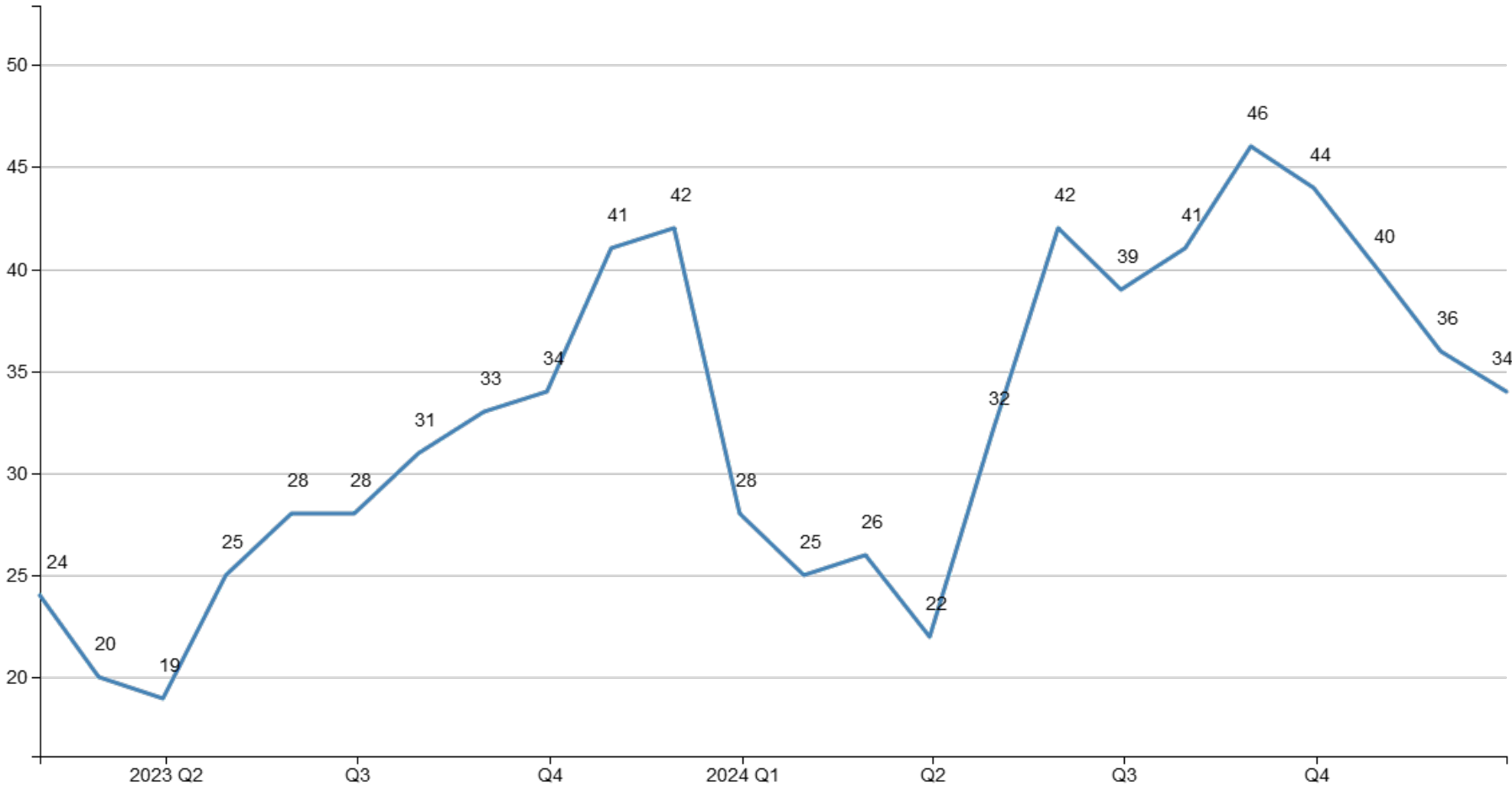
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	9	-	\$397,284	-	\$442,500	-	107%	-	\$3,575,560	-	436
2021	16	78%	\$623,344	57%	\$629,500	42%	181%	69%	\$9,973,500	179%	208
2022	12	-25%	\$915,604	47%	\$807,500	28%	325%	79%	\$10,987,250	10%	182
2023	13	8%	\$740,962	-19%	\$700,000	-13%	168%	-48%	\$9,632,500	-12%	206
2024	13	0%	\$821,923	11%	\$700,000	0%	138%	-18%	\$10,685,000	11%	206

Average / Median Selling Price





Vineyard Haven
Inventory
2024



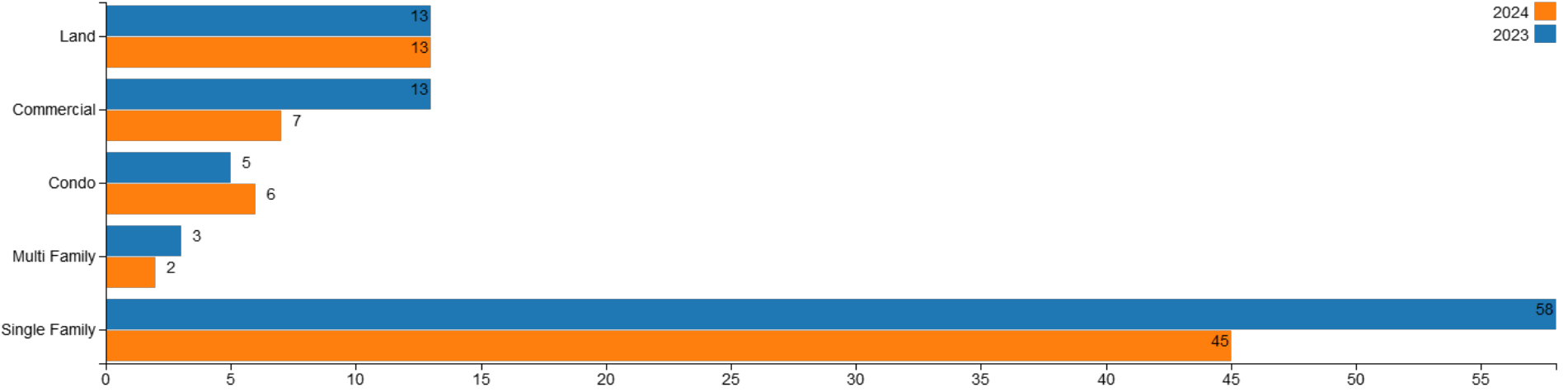


Vineyard Haven

Quarterly Comparison: Total Number of Sales

2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	11	-31%	15	-12%	11	-39%	16	7%	53	-20%
- Single Family	9	-40%	14	8%	9	-40%	13	-13%	45	-22%
- Multi Family	0	-	0	-	2	100%	0	-	2	-33%
- Condo	2	-	1	-67%	0	-	3	-	6	20%
Commercial	2	-50%	1	-67%	3	-25%	1	-50%	7	-46%
Land	1	-80%	6	20%	2	0%	4	300%	13	0%
Total	14	-44%	22	-12%	16	-33%	21	17%	73	-21%



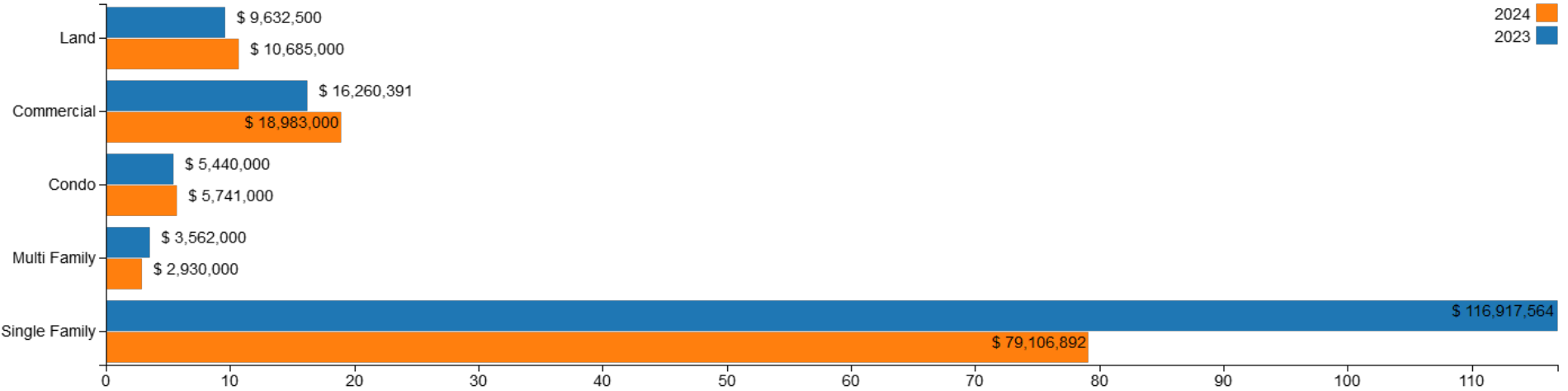


Vineyard Haven

Quarterly Comparison: Total Dollar Volume

2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$16,591,000	-12%	\$31,206,500	33%	\$17,317,500	-33%	\$22,662,892	-61%	\$87,777,892	-30%
- Single Family	\$14,840,000	-14%	\$29,906,500	51%	\$14,387,500	-35%	\$19,972,892	-65%	\$79,106,892	-32%
- Multi Family	-	-	-	-	\$2,930,000	161%	-	-	\$2,930,000	-18%
- Condo	\$1,751,000	-	\$1,300,000	-54%	-	-	\$2,690,000	-	\$5,741,000	6%
Commercial	\$4,900,000	-48%	\$1,555,000	-41%	\$11,950,000	248%	\$578,000	-16%	\$18,983,000	17%
Land	\$555,000	-87%	\$5,300,000	85%	\$2,075,000	6%	\$2,755,000	499%	\$10,685,000	11%
Total	\$22,046,000	-32%	\$38,061,500	31%	\$31,342,500	0%	\$25,995,892	-56%	\$117,445,892	-23%



LINK

WEST TISBURY
**ANNUAL SALES
SUMMARY**
2024



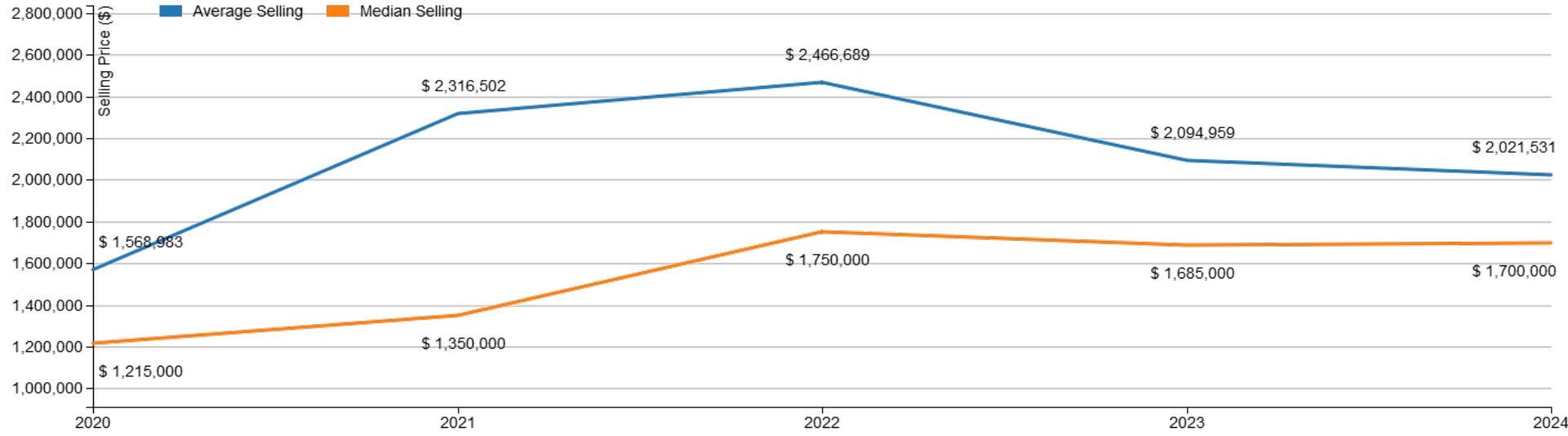
West Tisbury

Summary: Single/Multi-Family Sales

2024

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	65	-	\$1,568,983	-	\$1,215,000	-	124%	-	\$101,983,900	-	226
2021	59	-9%	\$2,316,502	48%	\$1,350,000	11%	156%	26%	\$136,673,609	34%	157
2022	37	-37%	\$2,466,689	6%	\$1,750,000	30%	166%	6%	\$91,267,500	-33%	113
2023	37	0%	\$2,094,959	-15%	\$1,685,000	-4%	148%	-10%	\$77,513,500	-15%	171
2024	35	-5%	\$2,021,531	-4%	\$1,700,000	1%	113%	-24%	\$70,753,600	-9%	179

Average / Median Selling Price

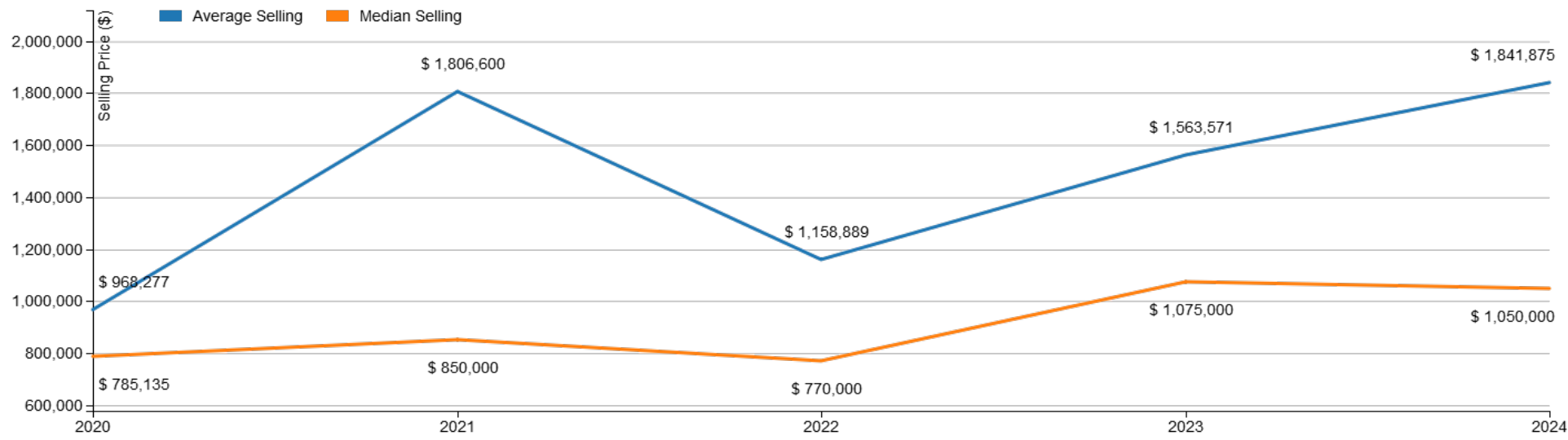




West Tisbury
 Summary: Land Sales
 2024

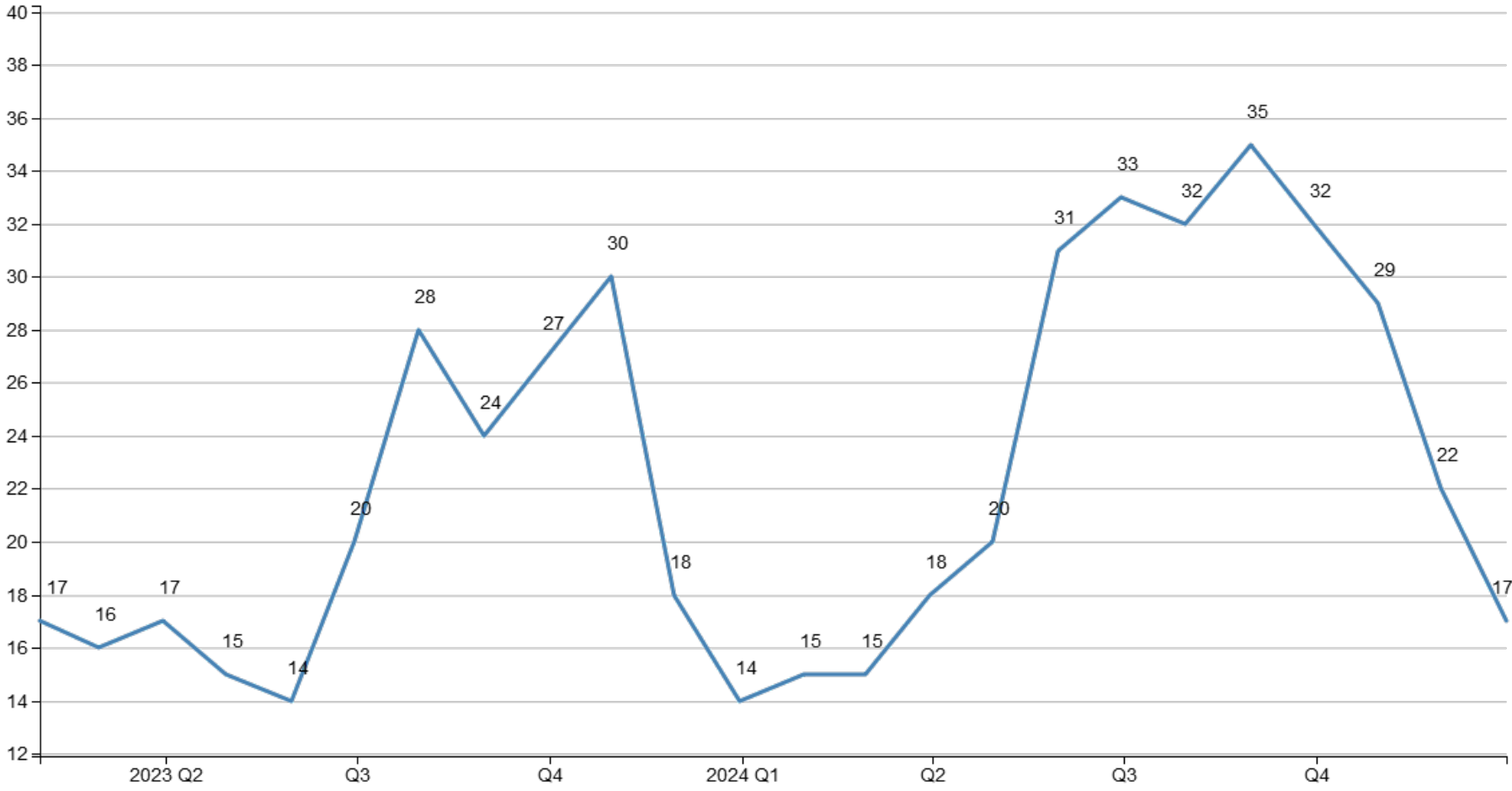
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2020	10	-	\$968,277	-	\$785,135	-	84%	-	\$9,682,770	-	609
2021	15	50%	\$1,806,600	87%	\$850,000	8%	4,602%	5,357%	\$27,099,000	180%	233
2022	9	-40%	\$1,158,889	-36%	\$770,000	-9%	577%	-87%	\$10,430,000	-62%	198
2023	7	-22%	\$1,563,571	35%	\$1,075,000	40%	247%	-57%	\$10,945,000	5%	232
2024	8	14%	\$1,841,875	18%	\$1,050,000	-2%	123%	-50%	\$14,735,000	35%	200

Average / Median Selling Price





West Tisbury
Inventory
2024

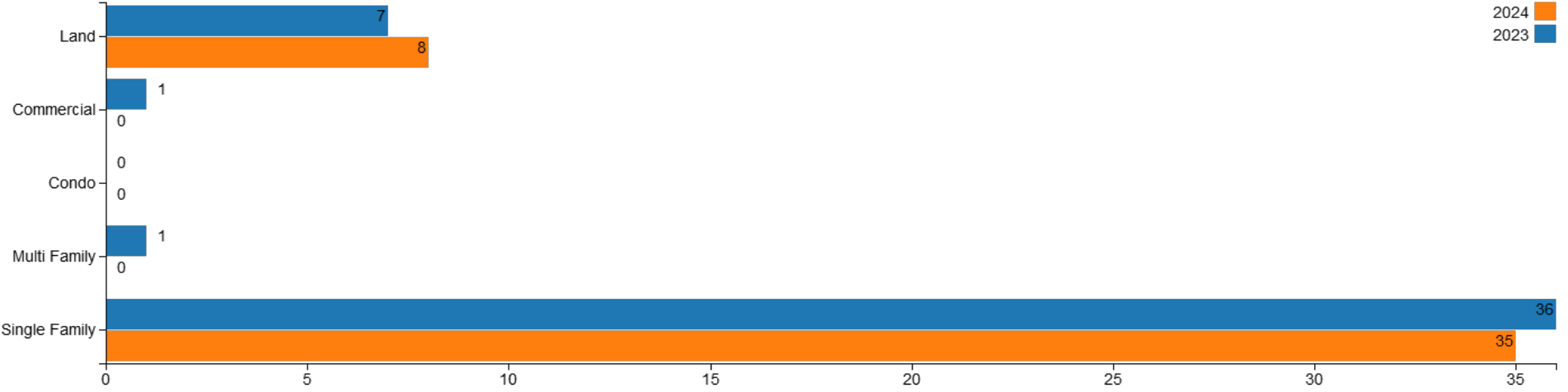




West Tisbury

Quarterly Comparison: Total Number of Sales
2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	6	-40%	9	-10%	7	0%	13	30%	35	-5%
- Single Family	6	-40%	9	0%	7	0%	13	30%	35	-3%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	1	-50%	2	100%	4	33%	1	0%	8	14%
Total	7	-46%	11	0%	11	10%	14	27%	43	-4%





West Tisbury
 Quarterly Comparison: Total Dollar Volume
 2024

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$11,728,600	-50%	\$18,225,000	-21%	\$12,540,000	-23%	\$28,260,000	93%	\$70,753,600	-9%
- Single Family	\$11,728,600	-50%	\$18,225,000	13%	\$12,540,000	-23%	\$28,260,000	93%	\$70,753,600	0%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$1,000,000	-58%	\$8,450,000	80%	\$4,625,000	67%	\$660,000	-39%	\$14,735,000	35%
Total	\$12,728,600	-61%	\$26,675,000	-4%	\$17,165,000	-9%	\$28,920,000	84%	\$85,488,600	-10%

