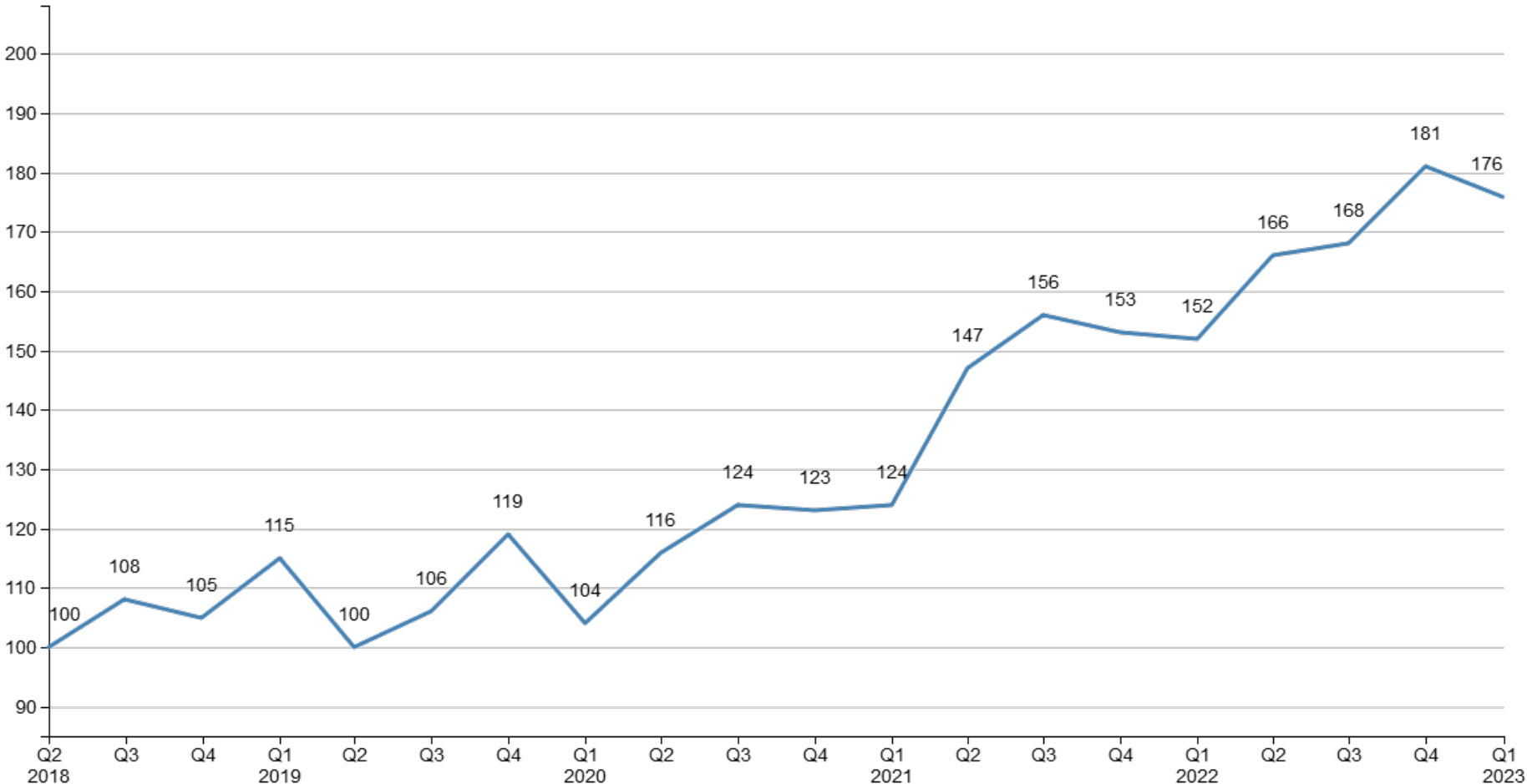


LINK

MARTHA'S VINEYARD
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023

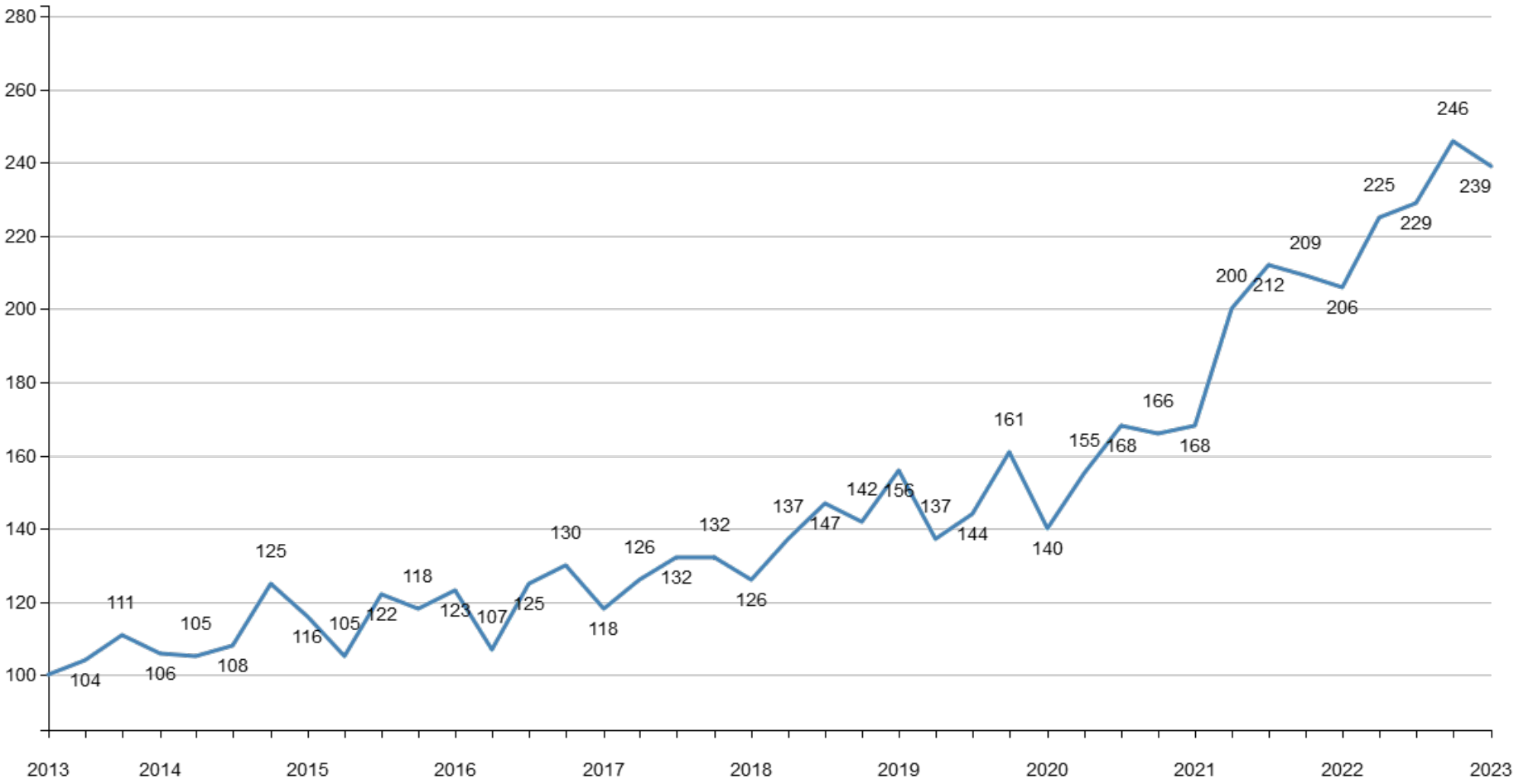


Island-wide
Five Year Price Index
(Appreciation Rate)



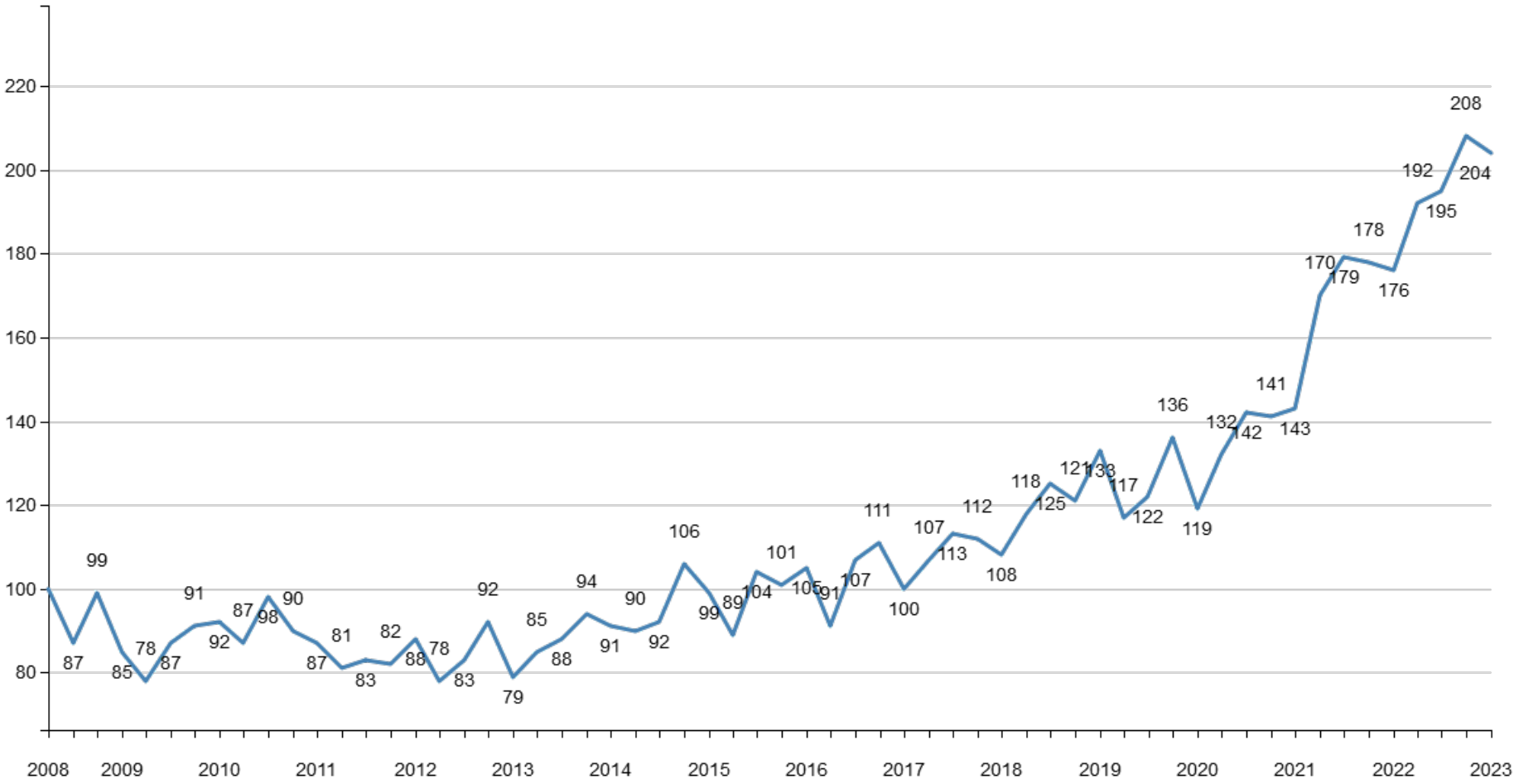


Island-wide
Ten Year Price Index
(Appreciation Rate)





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.



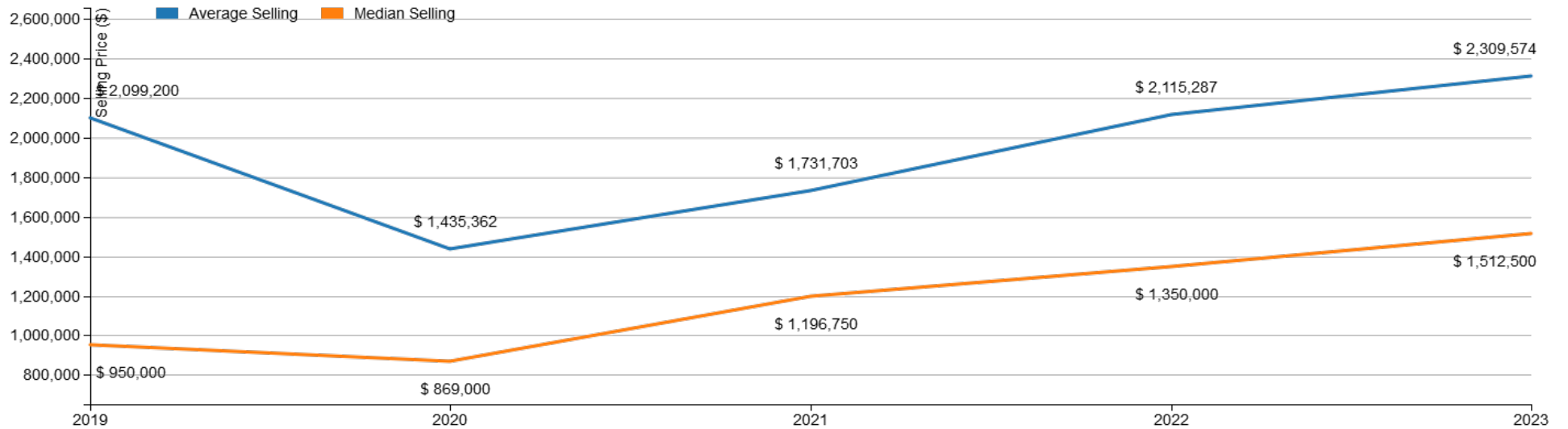
Island-Wide

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	55	-	\$2,099,200	-	\$950,000	-	125%	-	\$115,456,000	-	238
2020	102	85%	\$1,435,362	-32%	\$869,000	-9%	127%	2%	\$146,406,974	27%	386
2021	114	12%	\$1,731,703	21%	\$1,196,750	38%	156%	23%	\$197,414,125	35%	177
2022	81	-29%	\$2,115,287	22%	\$1,350,000	13%	174%	12%	\$171,338,208	-13%	177
2023	68	-16%	\$2,309,574	9%	\$1,512,500	12%	169%	-3%	\$157,051,047	-8%	159

Average / Median Selling Price

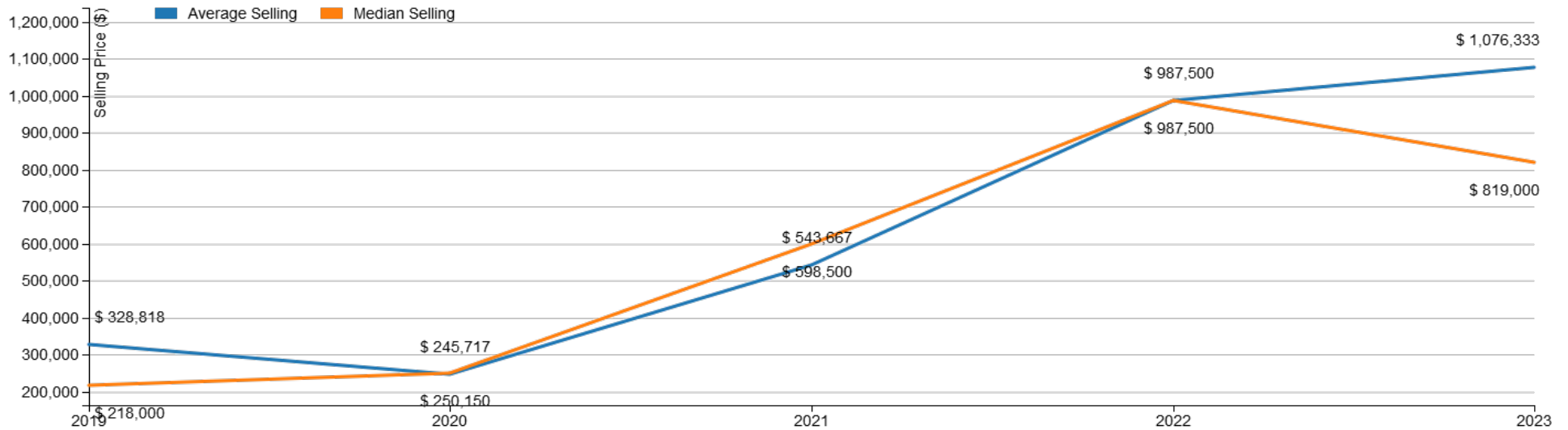




Island-Wide
Summary: Condo Sales
1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	\$ Volume	% + -	DTS
2019	7	-	\$328,818	-	\$218,000	-	\$462	-	\$464	-	\$2,301,726	-	116
2020	6	-14%	\$245,717	-25%	\$250,150	15%	\$409	-11%	\$287	-38%	\$1,474,300	-36%	258
2021	6	0%	\$543,667	121%	\$598,500	139%	\$583	42%	\$646	125%	\$3,262,000	121%	221
2022	2	-67%	\$987,500	82%	\$987,500	65%	\$733	26%	\$733	13%	\$1,975,000	-39%	45
2023	3	50%	\$1,076,333	9%	\$819,000	-17%	\$633	-14%	\$604	-17%	\$3,229,000	63%	197

Average / Median Selling Price

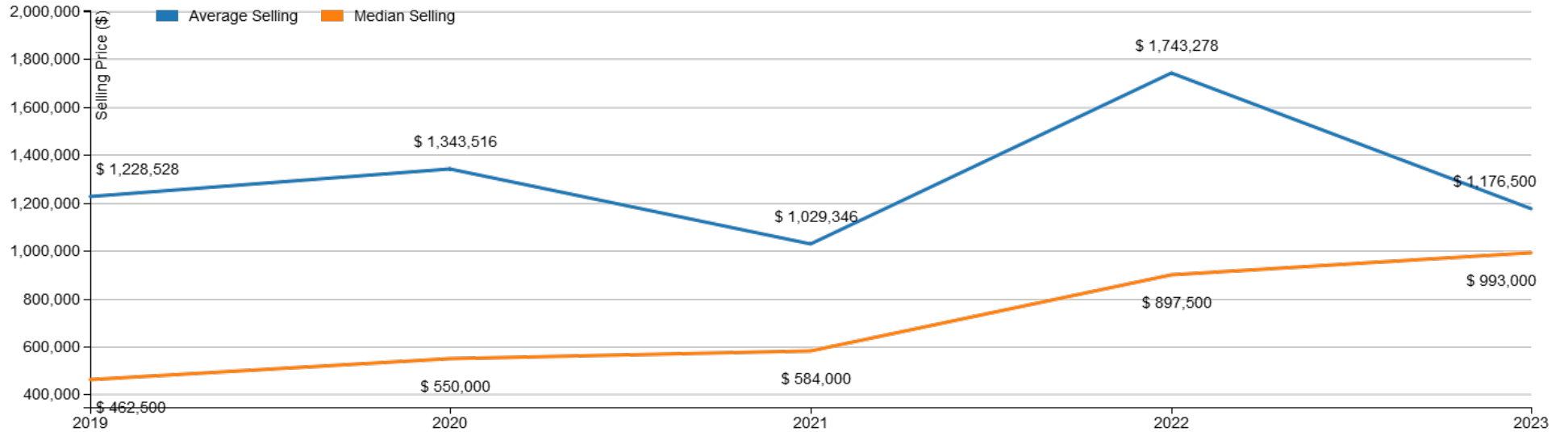




Island-Wide
Summary: Land Sales
1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	18	-	\$1,228,528	-	\$462,500	-	119%	-	\$22,113,500	-	507
2020	16	-11%	\$1,343,516	9%	\$550,000	19%	147%	24%	\$21,496,255	-3%	598
2021	26	63%	\$1,029,346	-23%	\$584,000	6%	141%	-5%	\$26,763,000	25%	350
2022	18	-31%	\$1,743,278	69%	\$897,500	54%	197%	40%	\$31,379,000	17%	156
2023	17	-6%	\$1,176,500	-33%	\$993,000	11%	191%	-3%	\$20,000,500	-36%	239

Average / Median Selling Price

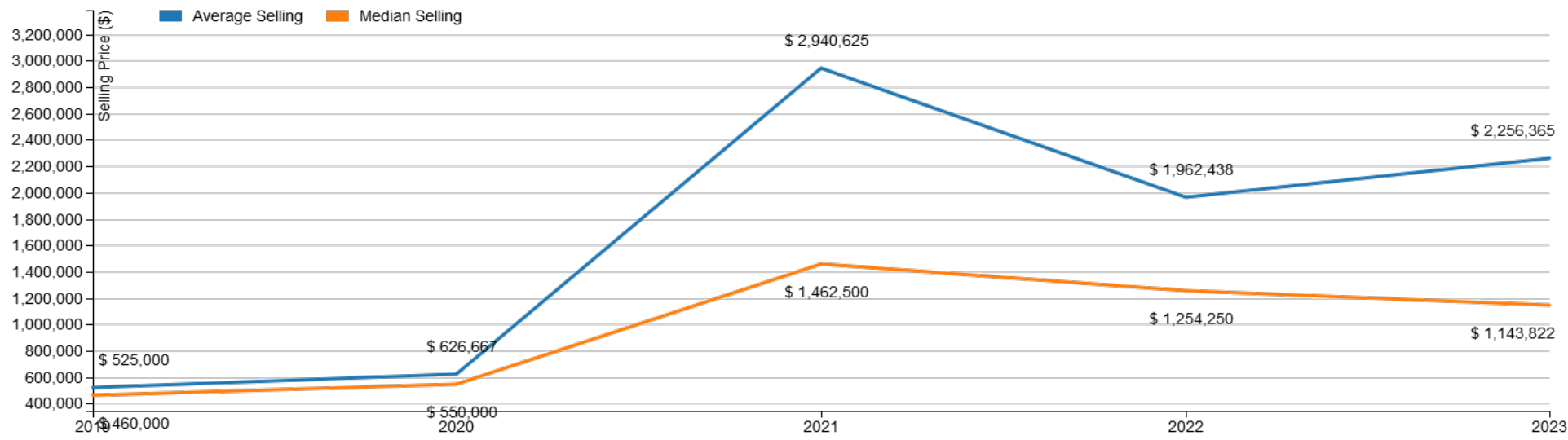




Island-Wide
 Summary: Commercial Sales
 1st Quarter 2023

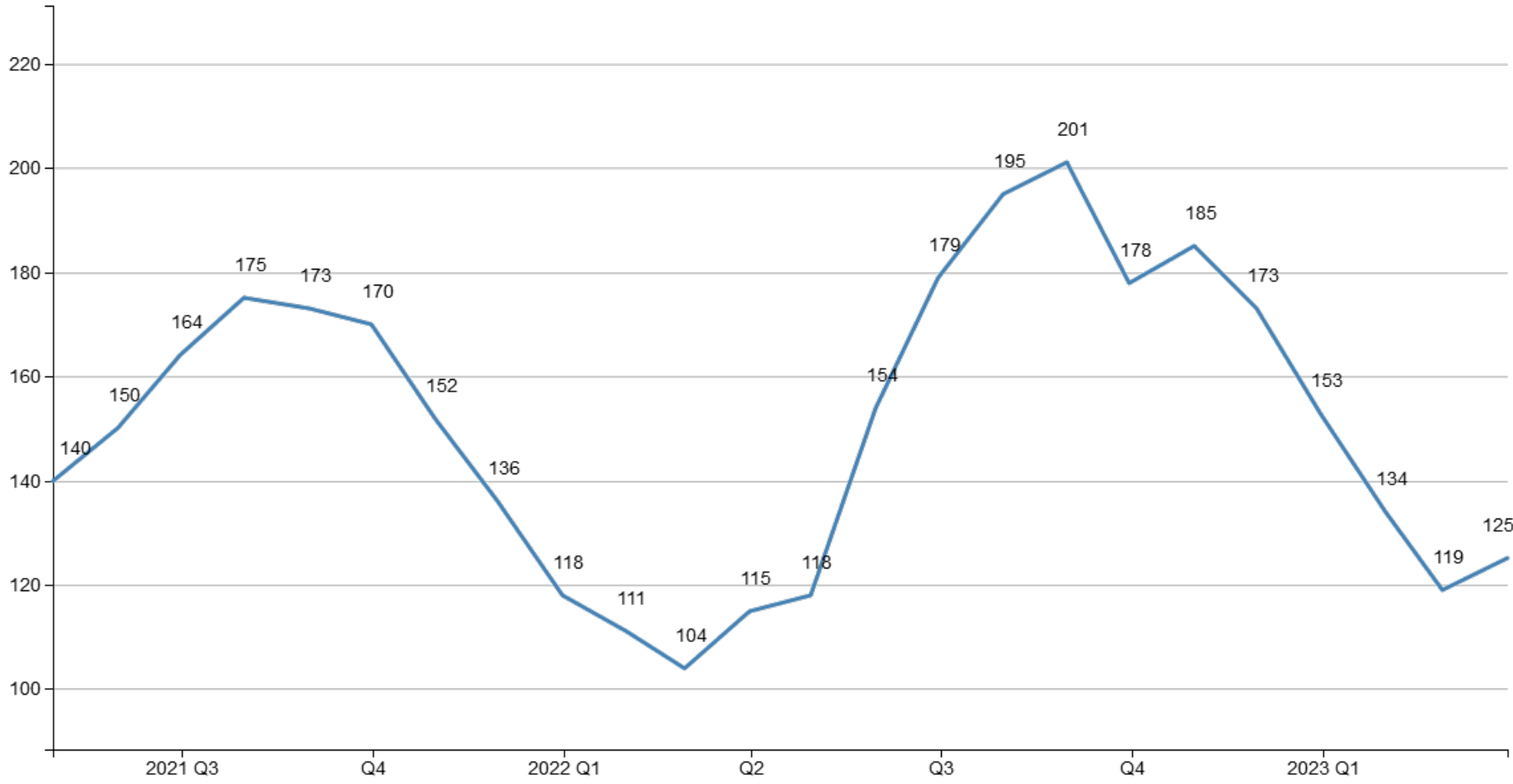
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	3	-	\$525,000	-	\$460,000	-	134%	-	\$1,575,000	-	151
2020	3	0%	\$626,667	19%	\$550,000	20%	152%	13%	\$1,880,000	19%	
2021	8	167%	\$2,940,625	369%	\$1,462,500	166%	162%	7%	\$23,525,000	1,151%	343
2022	8	0%	\$1,962,438	-33%	\$1,254,250	-14%	200%	23%	\$15,699,500	-33%	292
2023	8	0%	\$2,256,365	15%	\$1,143,823	-9%	167%	-17%	\$18,050,917	15%	122

Average / Median Selling Price





Island-Wide
Inventory
1st Quarter 2023

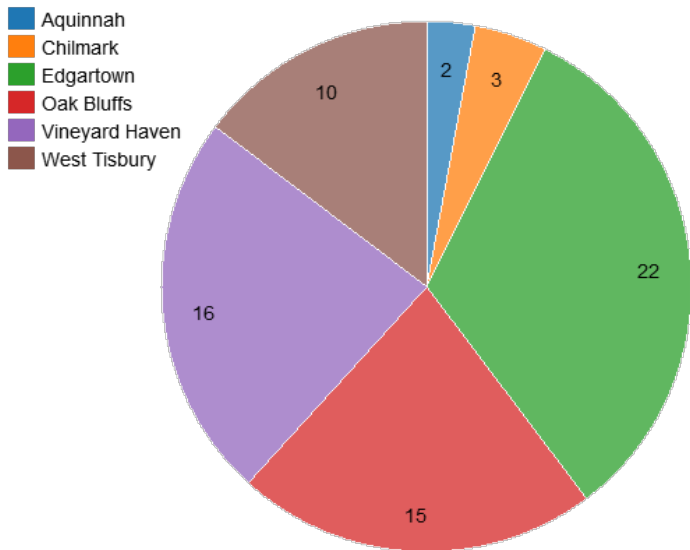




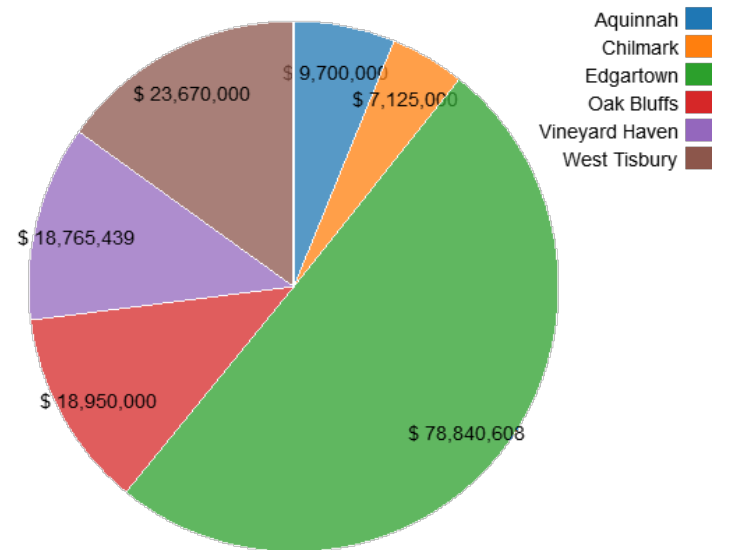
Sales Summary by Town
Single/Multi-Family
1st Quarter 2023

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	2	100%	\$4,850,000	646%	\$4,850,000	646%	165%	156%	\$9,700,000	1,392%	242
Chilmark	3	-40%	\$2,375,000	-36%	\$1,875,000	-17%	142%	-30%	\$7,125,000	-62%	72
Edgartown	22	-33%	\$3,583,664	22%	\$2,025,000	7%	176%	-5%	\$78,840,608	-18%	170
Oak Bluffs	15	-25%	\$1,263,333	12%	\$1,175,000	19%	183%	6%	\$18,950,000	-16%	174
Vineyard Haven	16	0%	\$1,172,840	-16%	\$1,075,000	16%	163%	7%	\$18,765,439	-16%	132
West Tisbury	10	67%	\$2,367,000	36%	\$2,060,000	56%	153%	-11%	\$23,670,000	126%	161

Number of Sales by Town



Total Dollar Volume by Town





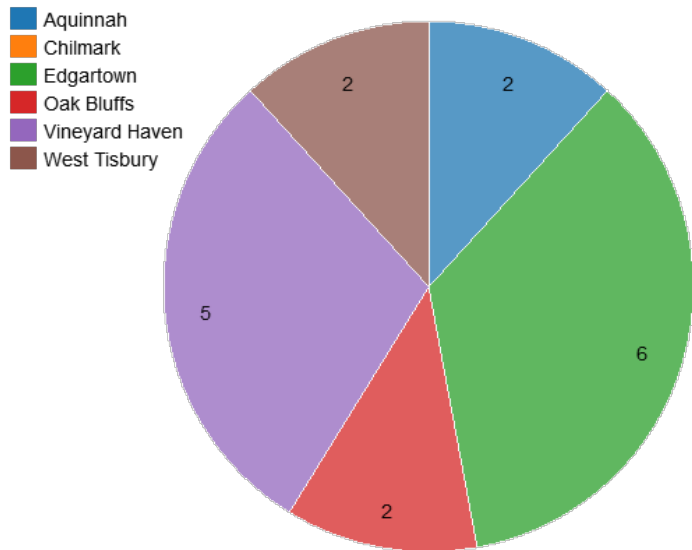
Sales Summary by Town

Land

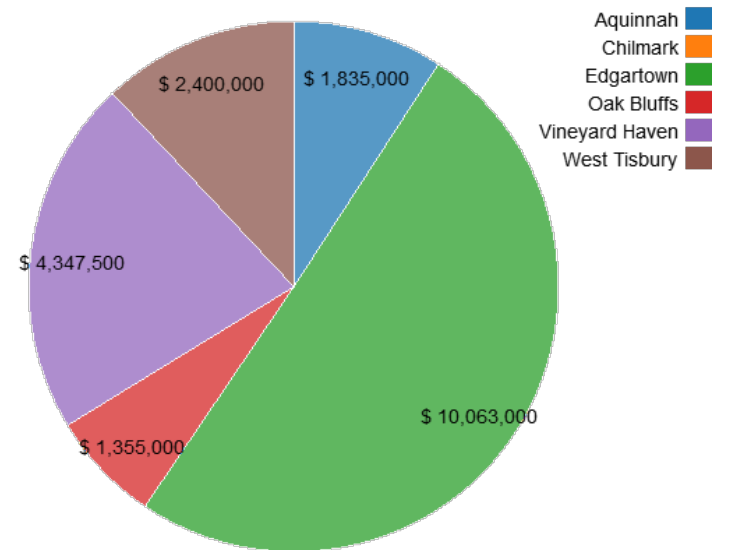
1st Quarter 2023

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	2	-	\$917,500	-	\$917,500	-	114%	-	\$1,835,000	-	158
Chilmark	0	-	-	-	-	-	-	-	-	-	
Edgartown	6	-14%	\$1,677,167	-41%	\$1,432,500	30%	123%	-36%	\$10,063,000	-49%	173
Oak Bluffs	2	-33%	\$677,500	35%	\$677,500	36%	144%	-24%	\$1,355,000	-10%	59
Vineyard Haven	5	25%	\$869,500	-32%	\$800,000	-24%	202%	1%	\$4,347,500	-16%	361
West Tisbury	2	-50%	\$1,200,000	-3%	\$1,200,000	29%	469%	126%	\$2,400,000	-52%	596

Number of Sales by Town



Total Dollar Volume by Town



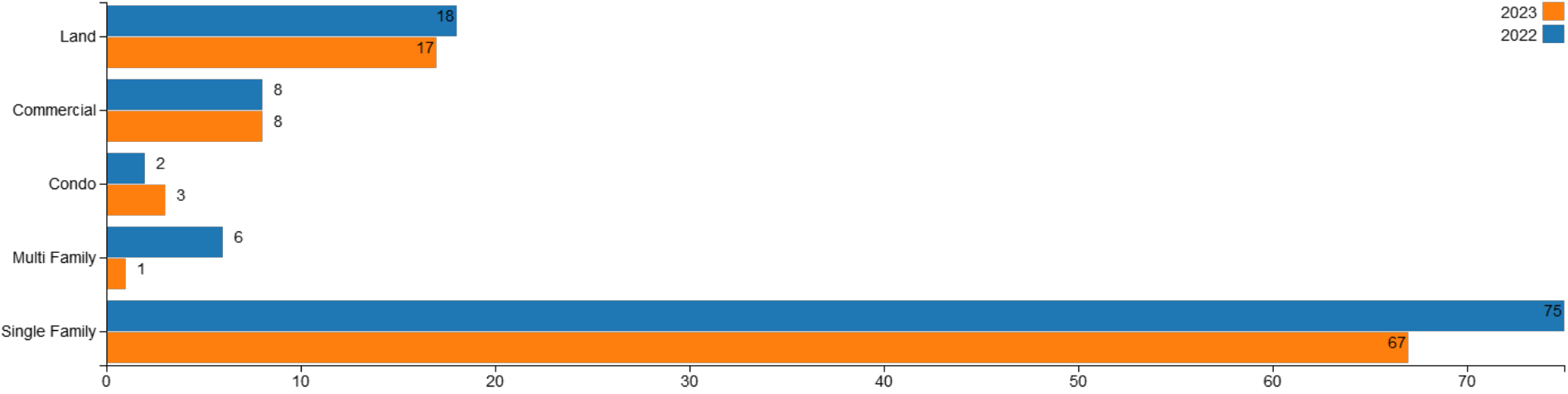


Island-Wide

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

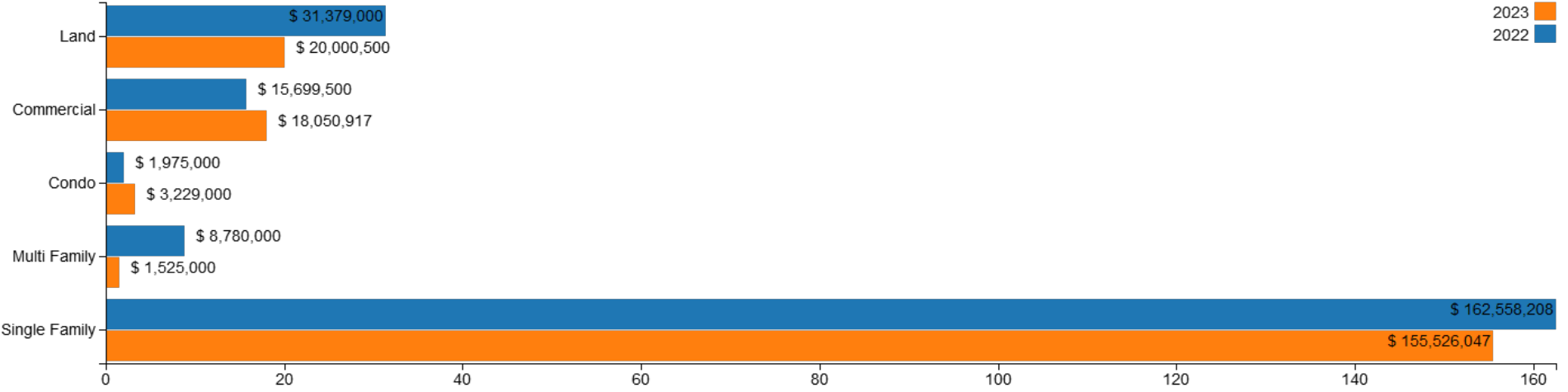
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	71	-14%	0	-	0	-	0	-	71	-14%
- Single Family	67	-11%	0	-	0	-	0	-	67	-11%
- Multi Family	1	-83%	0	-	0	-	0	-	1	-83%
- Condo	3	50%	0	-	0	-	0	-	3	50%
Commercial	8	0%	0	-	0	-	0	-	8	0%
Land	17	-6%	0	-	0	-	0	-	17	-6%
Total	96	-12%	0	-	0	-	0	-	96	-12%





Island-Wide
 Quarterly Comparison: Total Dollar Volume
 1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$160,280,047	-8%	-	-	-	-	-	-	\$160,280,047	-8%
- Single Family	\$155,526,047	-4%	-	-	-	-	-	-	\$155,526,047	-4%
- Multi Family	\$1,525,000	-83%	-	-	-	-	-	-	\$1,525,000	-83%
- Condo	\$3,229,000	63%	-	-	-	-	-	-	\$3,229,000	63%
Commercial	\$18,050,917	15%	-	-	-	-	-	-	\$18,050,917	15%
Land	\$20,000,500	-36%	-	-	-	-	-	-	\$20,000,500	-36%
Total	\$198,331,464	-10%	\$0	-	\$0	-	\$0	-	\$198,331,464	-10%



LINK

AQUINNAH
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023

LINK

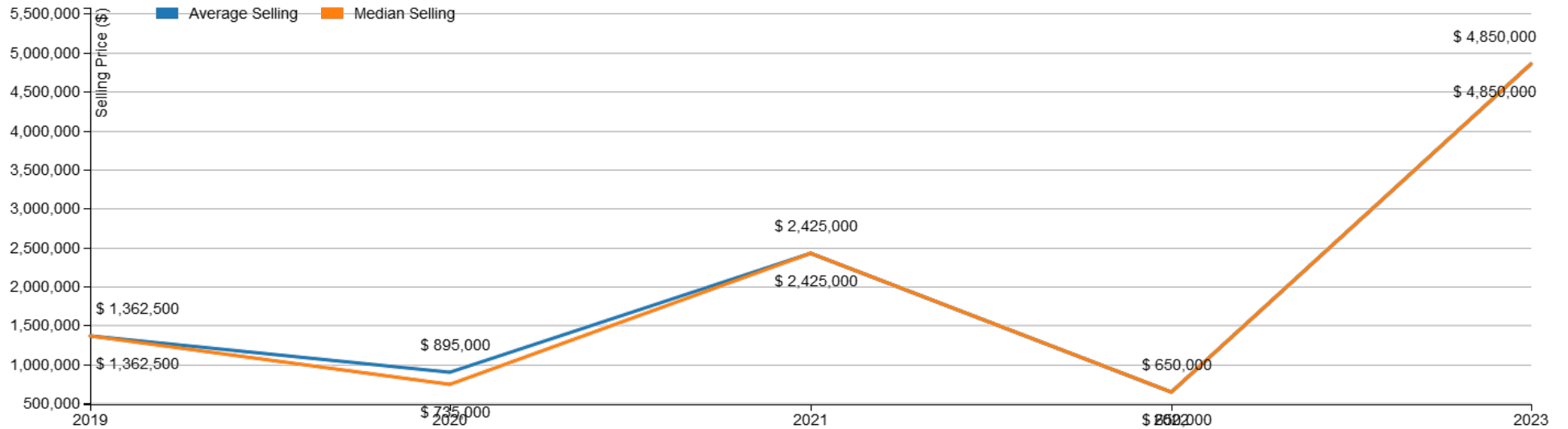
Aquinnah

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	2	-	\$1,362,500	-	\$1,362,500	-	82%	-	\$2,725,000	-	292
2020	3	50%	\$895,000	-34%	\$735,000	-46%	102%	24%	\$2,685,000	-1%	448
2021	1	-67%	\$2,425,000	171%	\$2,425,000	230%	167%	64%	\$2,425,000	-10%	
2022	1	0%	\$650,000	-73%	\$650,000	-73%	64%	-62%	\$650,000	-73%	306
2023	2	100%	\$4,850,000	646%	\$4,850,000	646%	165%	156%	\$9,700,000	1,392%	242

Average / Median Selling Price

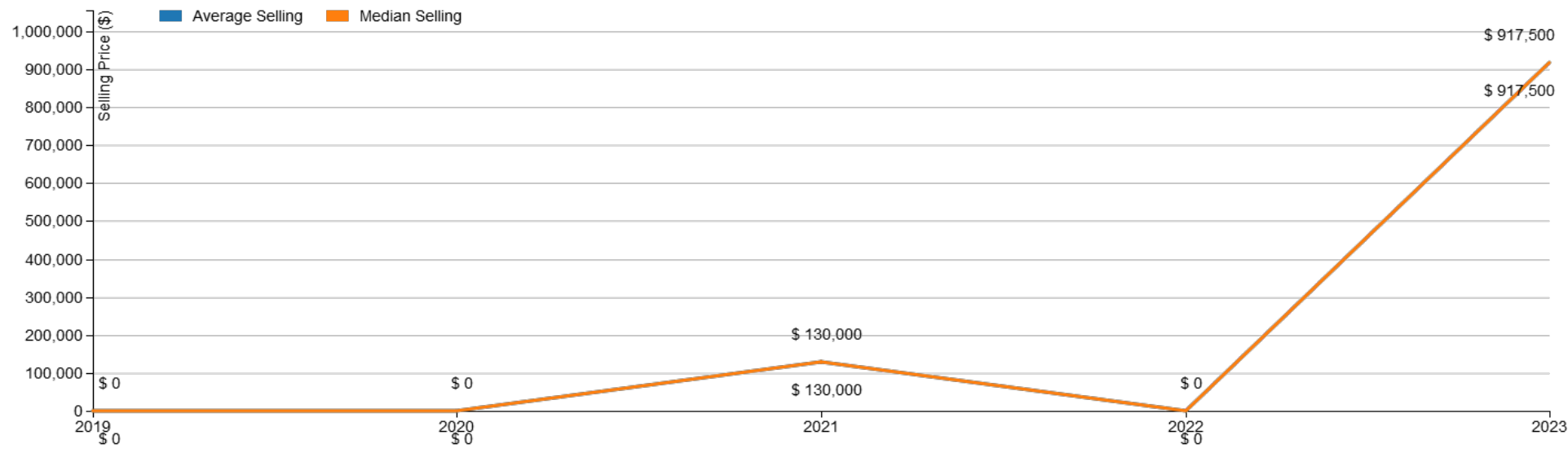




Aquinnah
 Summary: Land Sales
 1st Quarter 2023

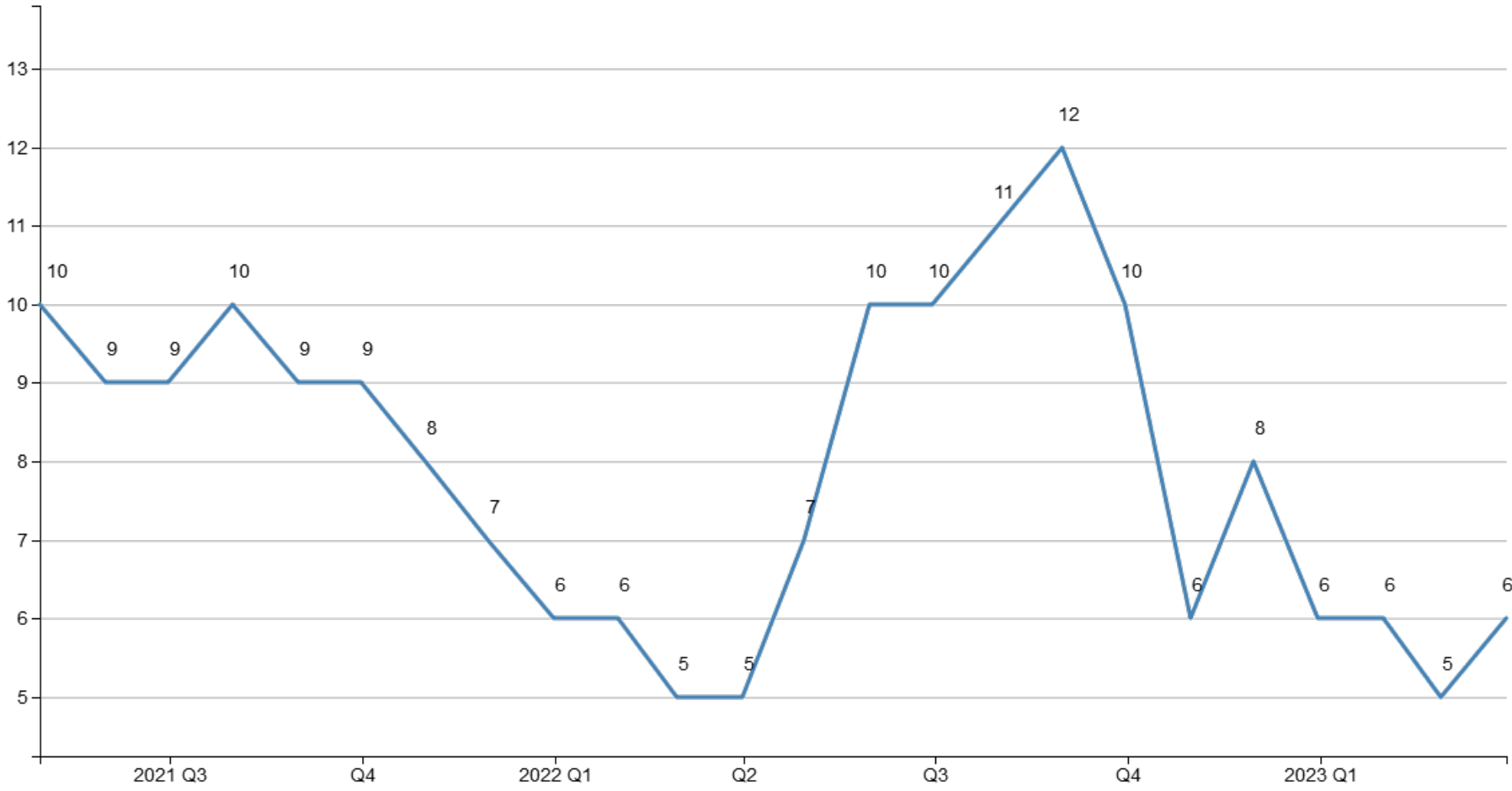
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	0	-	-	-	-	-	-	-	-	-	
2020	0	-	-	-	-	-	-	-	-	-	
2021	1	-	\$130,000	-	\$130,000	-	-	-	\$130,000	-	
2022	0	-	-	-	-	-	-	-	-	-	
2023	2	-	\$917,500	-	\$917,500	-	114%	-	\$1,835,000	-	158

Average / Median Selling Price





Aquinnah
Inventory
1st Quarter 2023



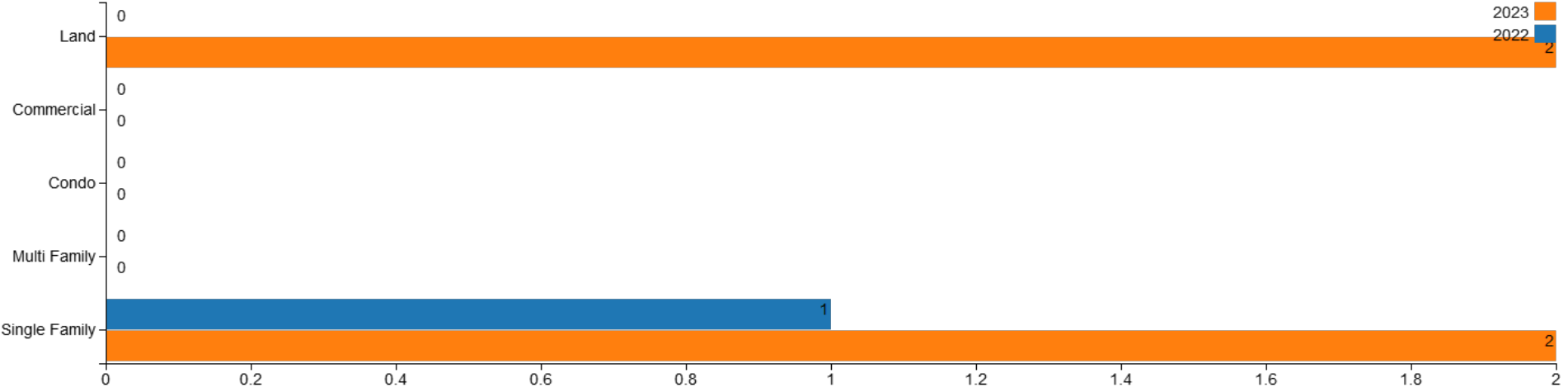


Aquinnah

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

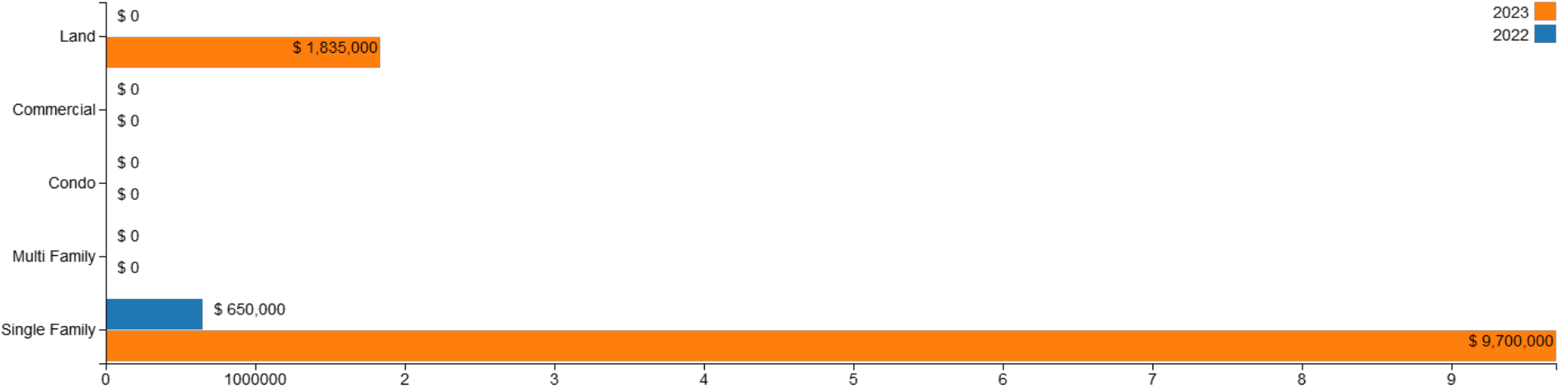
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	2	100%	0	-	0	-	0	-	2	100%
- Single Family	2	100%	0	-	0	-	0	-	2	100%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	2	-	0	-	0	-	0	-	2	-
Total	4	300%	0	-	0	-	0	-	4	300%





Aquinnah
 Quarterly Comparison: Total Dollar Volume
 1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$9,700,000	1,392%	-	-	-	-	-	-	\$9,700,000	1,392%
- Single Family	\$9,700,000	1,392%	-	-	-	-	-	-	\$9,700,000	1,392%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$1,835,000	-	-	-	-	-	-	-	\$1,835,000	-
Total	\$11,535,000	1,675%	\$0	-	\$0	-	\$0	-	\$11,535,000	1,675%



LINK

CHILMARK
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023



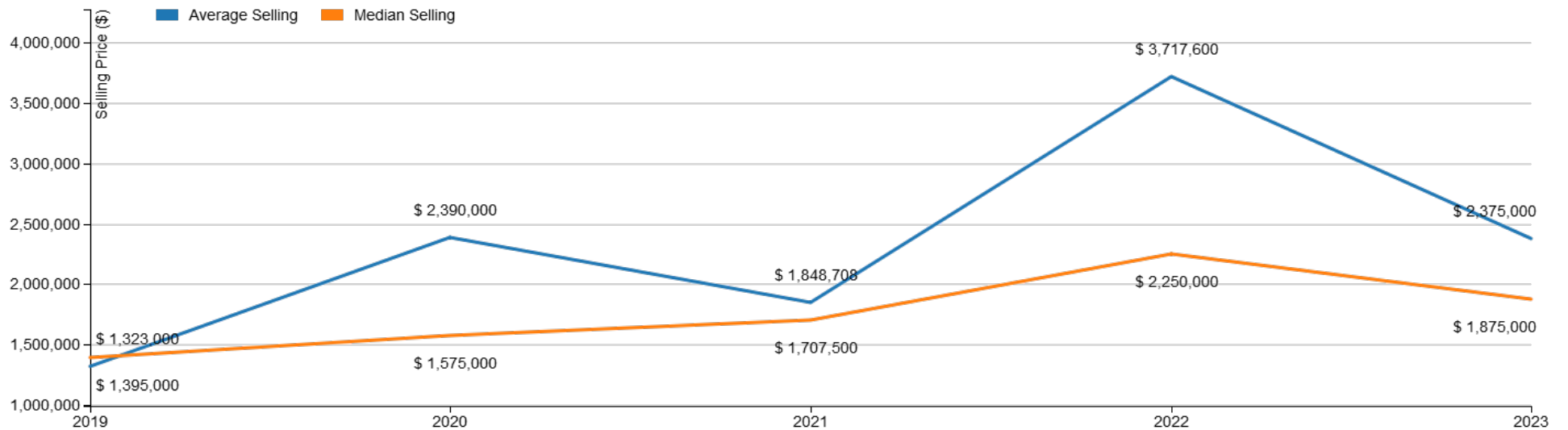
Chilmark

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	5	-	\$1,323,000	-	\$1,395,000	-	135%	-	\$6,615,000	-	343
2020	7	40%	\$2,390,000	81%	\$1,575,000	13%	137%	2%	\$16,730,000	153%	331
2021	6	-14%	\$1,848,708	-23%	\$1,707,500	8%	155%	13%	\$11,092,250	-34%	146
2022	5	-17%	\$3,717,600	101%	\$2,250,000	32%	202%	30%	\$18,588,000	68%	247
2023	3	-40%	\$2,375,000	-36%	\$1,875,000	-17%	142%	-30%	\$7,125,000	-62%	72

Average / Median Selling Price

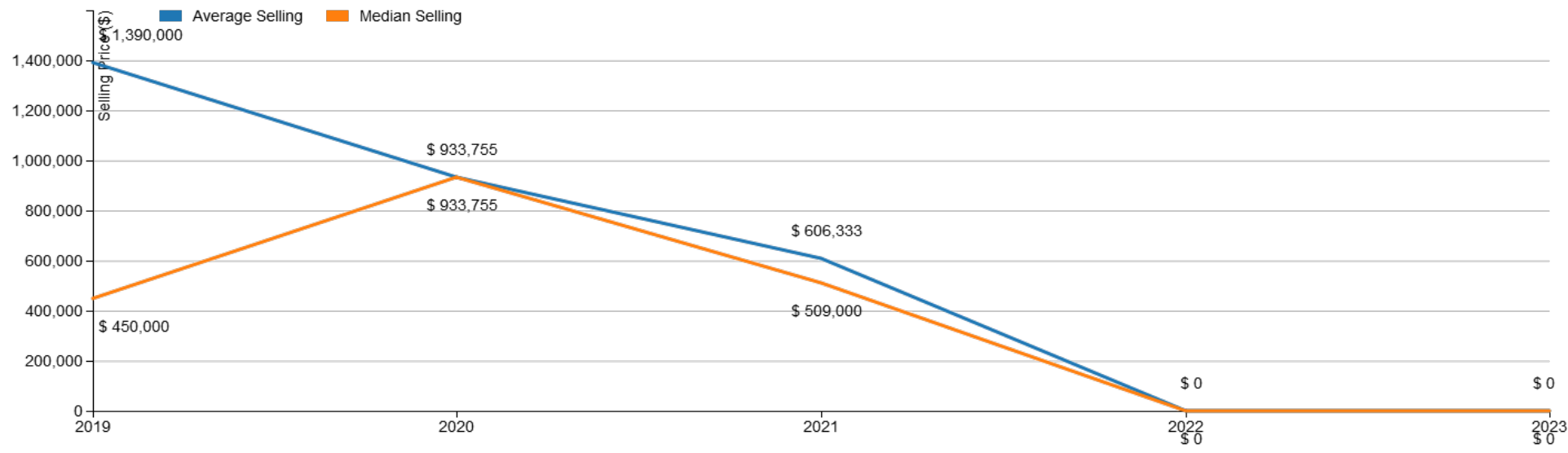




Chilmark
 Summary: Land Sales
 1st Quarter 2023

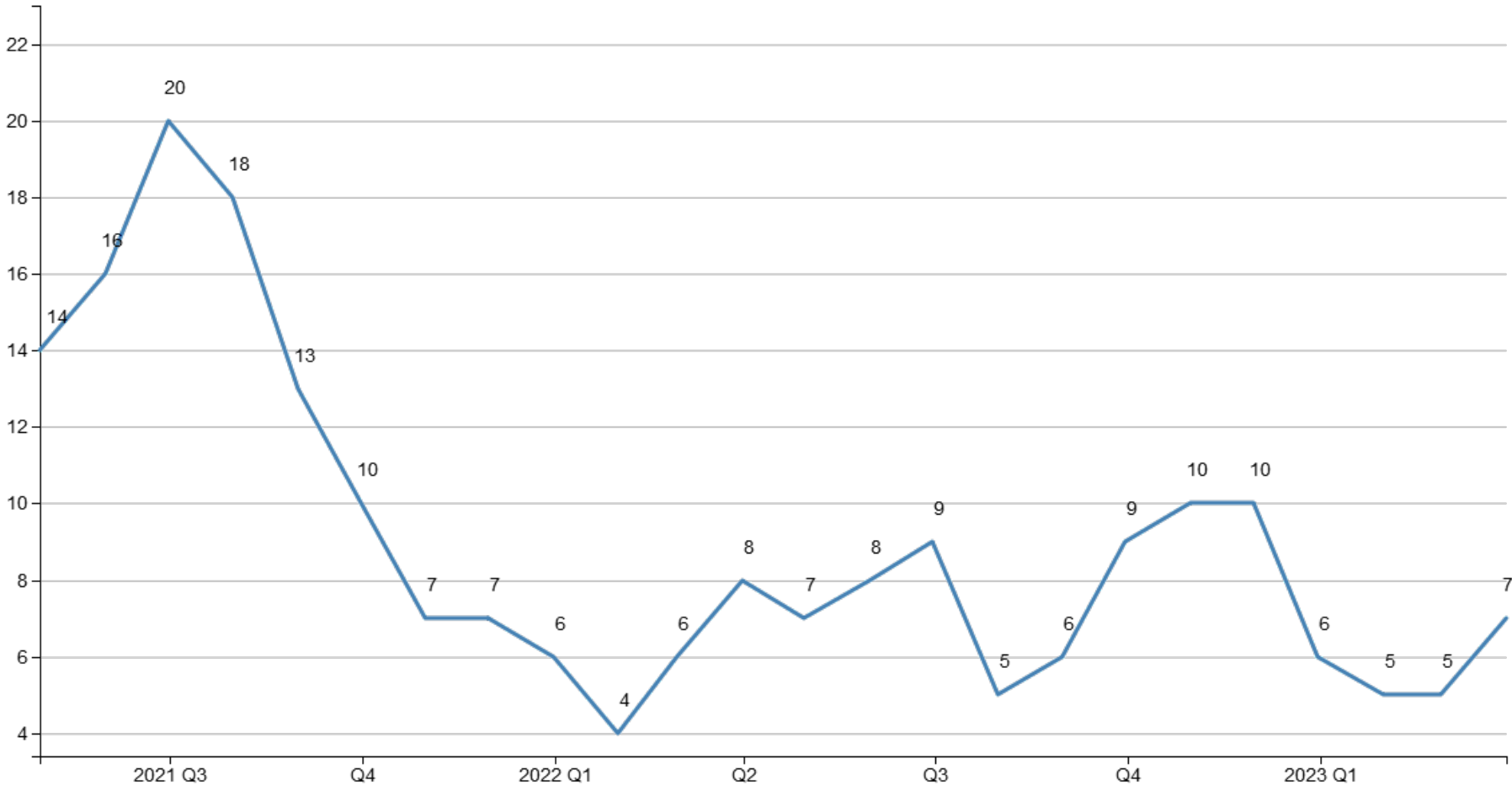
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	3	-	\$1,390,000	-	\$450,000	-	109%	-	\$4,170,000	-	373
2020	1	-67%	\$933,755	-33%	\$933,755	108%	454%	319%	\$933,755	-78%	
2021	3	200%	\$606,333	-35%	\$509,000	-45%	117%	-74%	\$1,819,000	95%	163
2022	0	-	-	-	-	-	-	-	-	-	
2023	0	-	-	-	-	-	-	-	-	-	

Average / Median Selling Price





Chilmark
Inventory
1st Quarter 2023



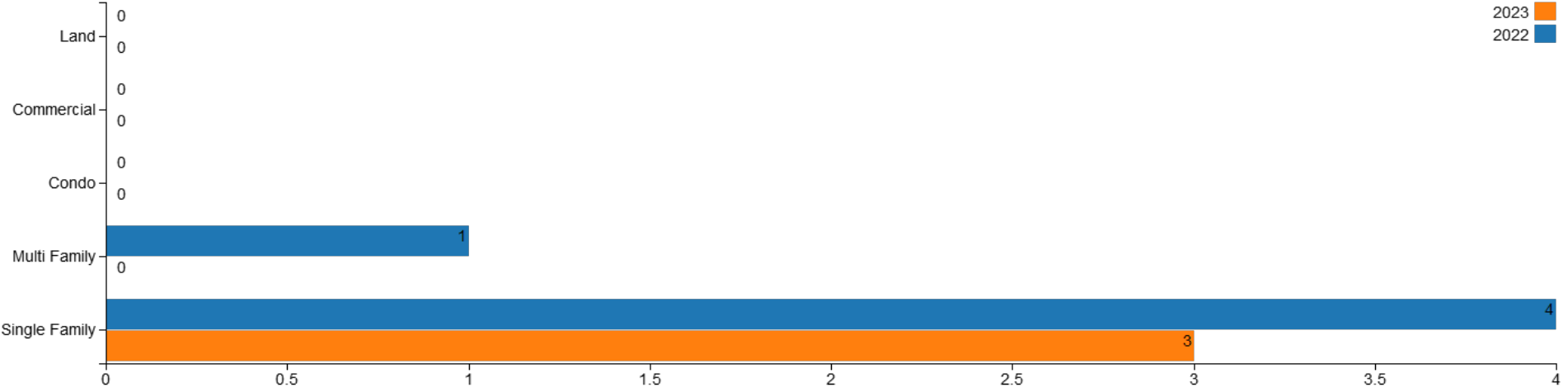


Chilmark

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	3	-40%	0	-	0	-	0	-	3	-40%
- Single Family	3	-25%	0	-	0	-	0	-	3	-25%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	0	-	0	-	0	-	0	-	0	-
Total	3	-40%	0	-	0	-	0	-	3	-40%



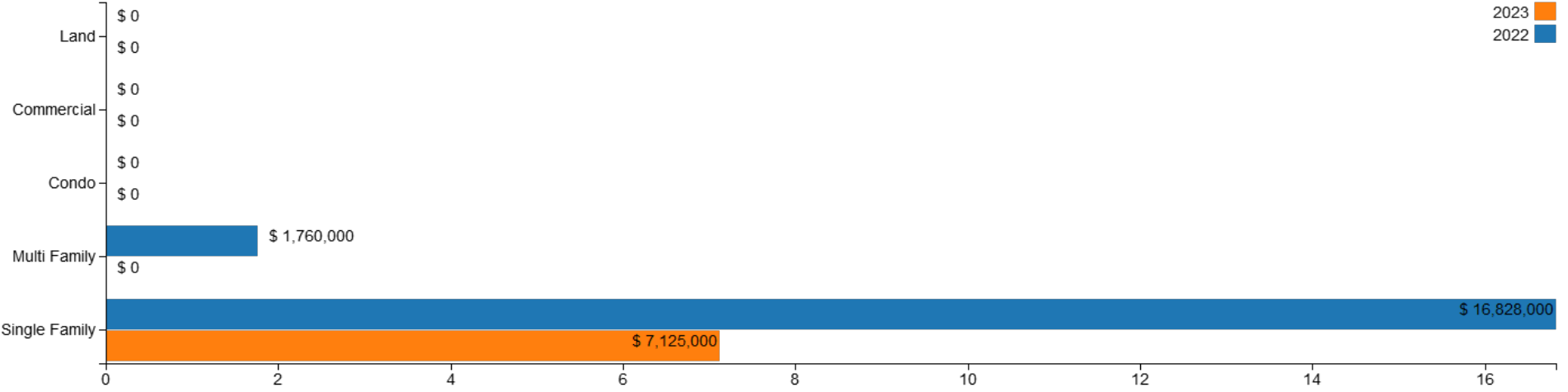


Chilmark

Quarterly Comparison: Total Dollar Volume

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$7,125,000	-62%	-	-	-	-	-	-	\$7,125,000	-62%
- Single Family	\$7,125,000	-58%	-	-	-	-	-	-	\$7,125,000	-58%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-	-	-
Total	\$7,125,000	-62%	\$0	-	\$0	-	\$0	-	\$7,125,000	-62%



LINK

EDGARTOWN
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023

LINK

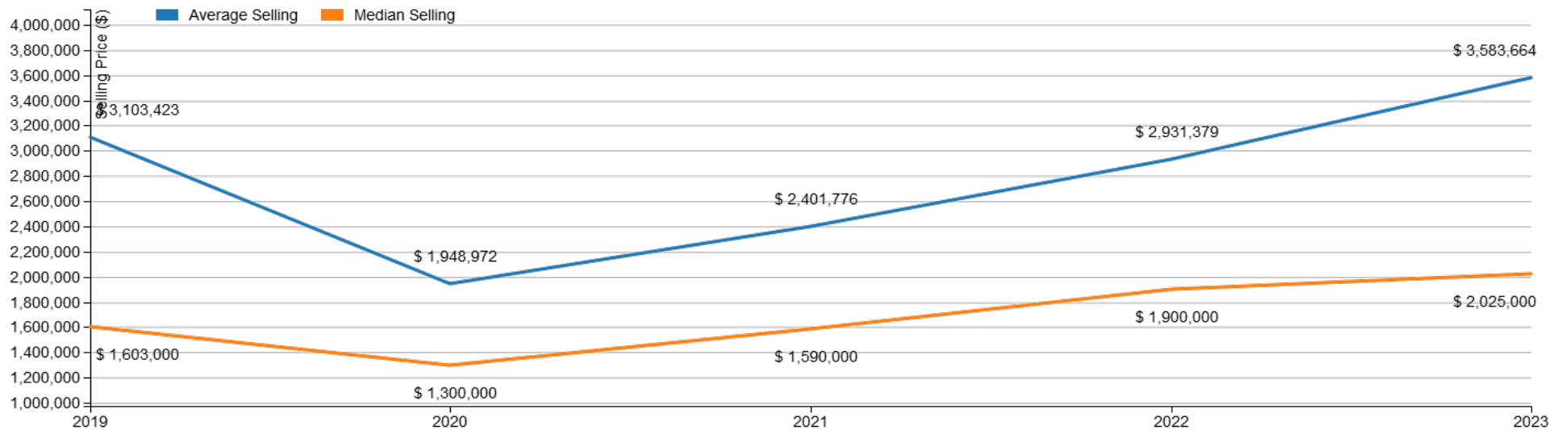
Edgartown

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	13	-	\$3,103,423	-	\$1,603,000	-	124%	-	\$40,344,500	-	269
2020	36	177%	\$1,948,972	-37%	\$1,300,000	-19%	135%	9%	\$70,163,000	74%	239
2021	38	6%	\$2,401,776	23%	\$1,590,000	22%	177%	30%	\$91,267,500	30%	224
2022	33	-13%	\$2,931,379	22%	\$1,900,000	19%	185%	5%	\$96,735,500	6%	201
2023	22	-33%	\$3,583,664	22%	\$2,025,000	7%	176%	-5%	\$78,840,608	-18%	170

Average / Median Selling Price

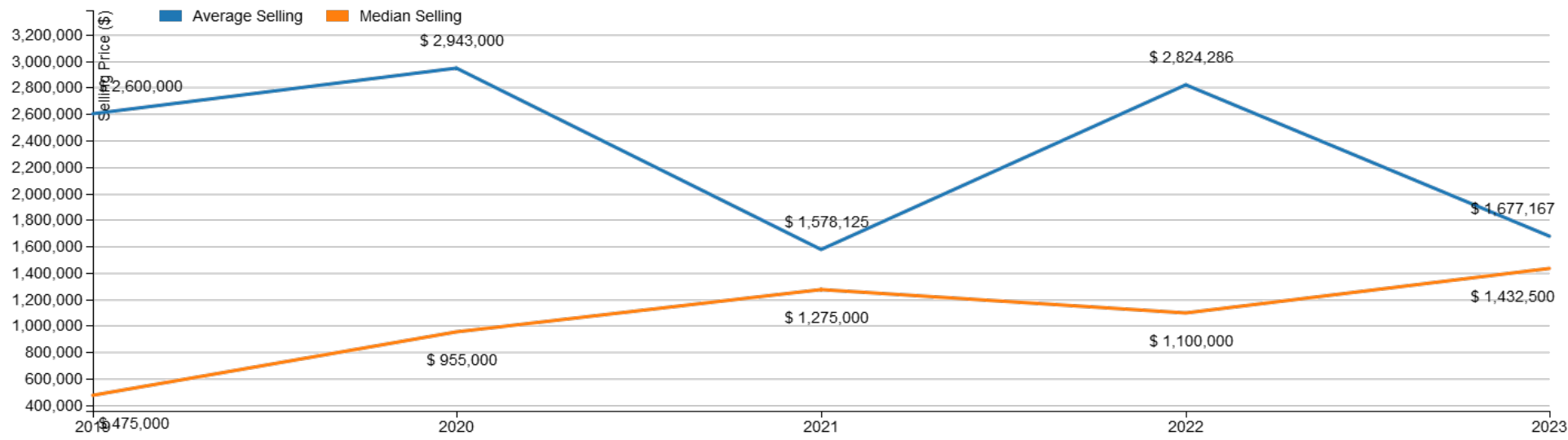




Edgartown
 Summary: Land Sales
 1st Quarter 2023

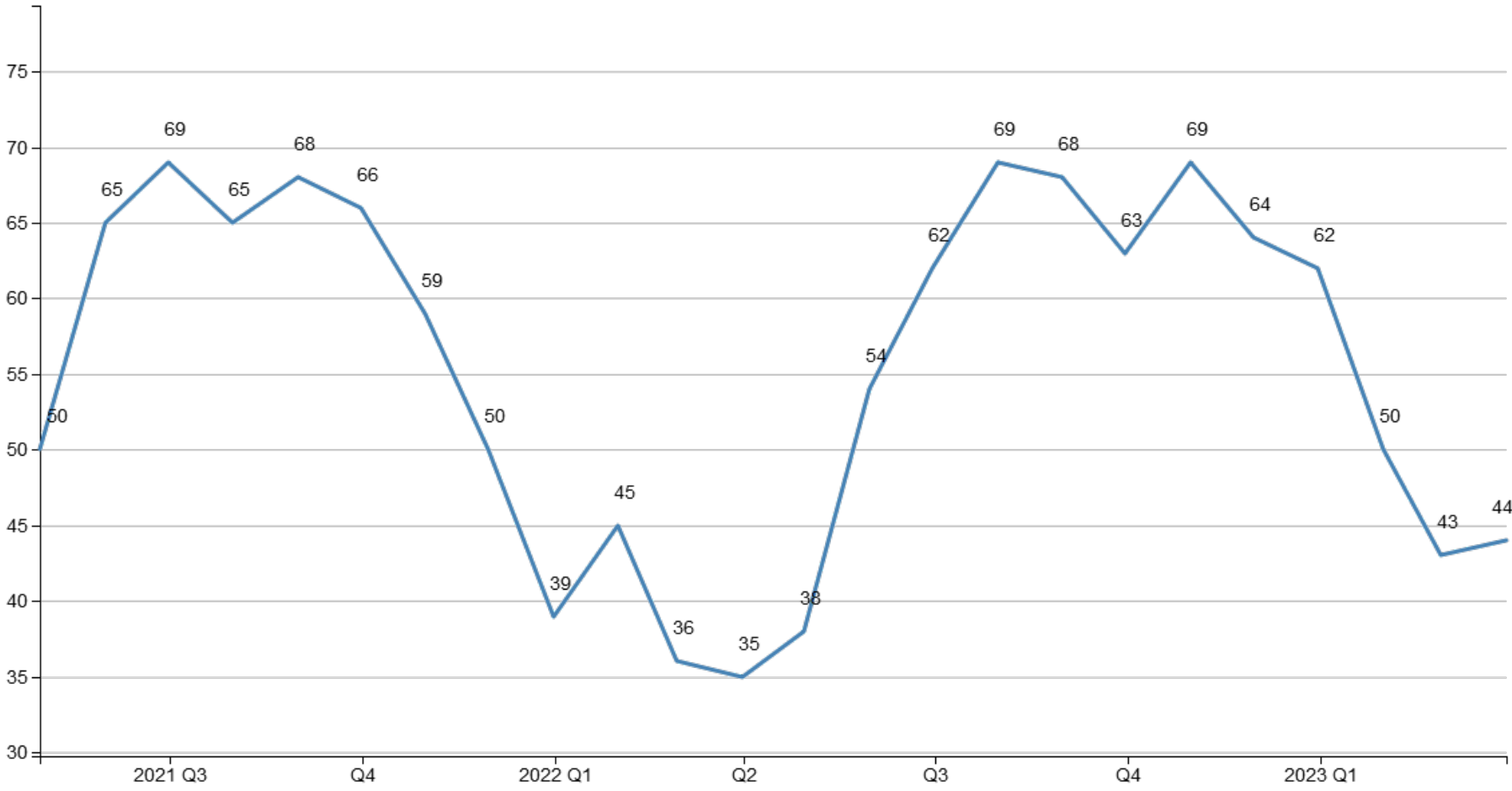
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	5	-	\$2,600,000	-	\$475,000	-	110%	-	\$13,000,000	-	1,083
2020	5	0%	\$2,943,000	13%	\$955,000	101%	142%	29%	\$14,715,000	13%	357
2021	12	140%	\$1,578,125	-46%	\$1,275,000	34%	148%	4%	\$18,937,500	29%	476
2022	7	-42%	\$2,824,286	79%	\$1,100,000	-14%	193%	30%	\$19,770,000	4%	314
2023	6	-14%	\$1,677,167	-41%	\$1,432,500	30%	123%	-36%	\$10,063,000	-49%	173

Average / Median Selling Price





Edgartown
Inventory
1st Quarter 2023



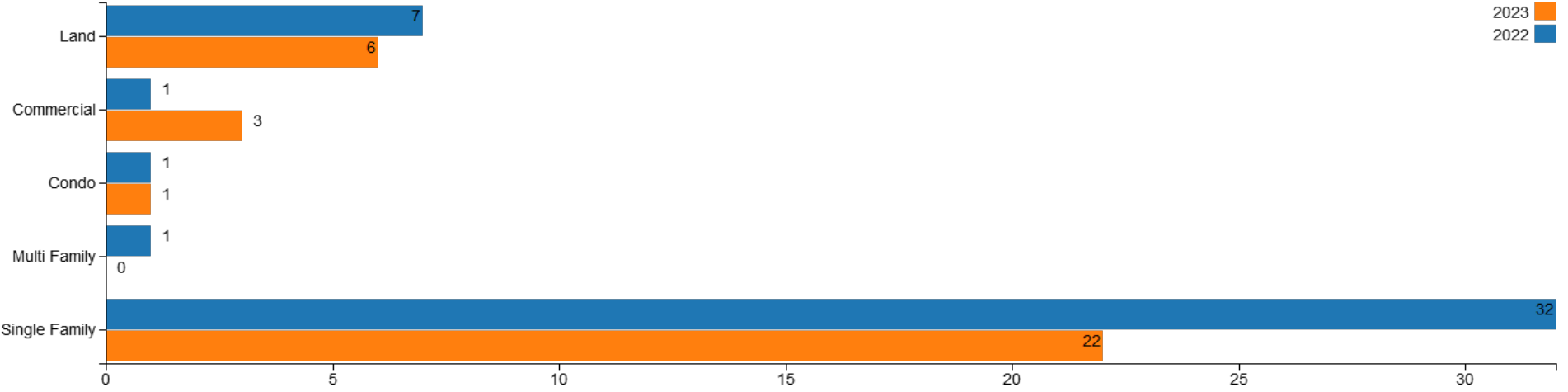


Edgartown

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	23	-32%	0	-	0	-	0	-	23	-32%
- Single Family	22	-31%	0	-	0	-	0	-	22	-31%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	1	0%	0	-	0	-	0	-	1	0%
Commercial	3	200%	0	-	0	-	0	-	3	200%
Land	6	-14%	0	-	0	-	0	-	6	-14%
Total	32	-24%	0	-	0	-	0	-	32	-24%



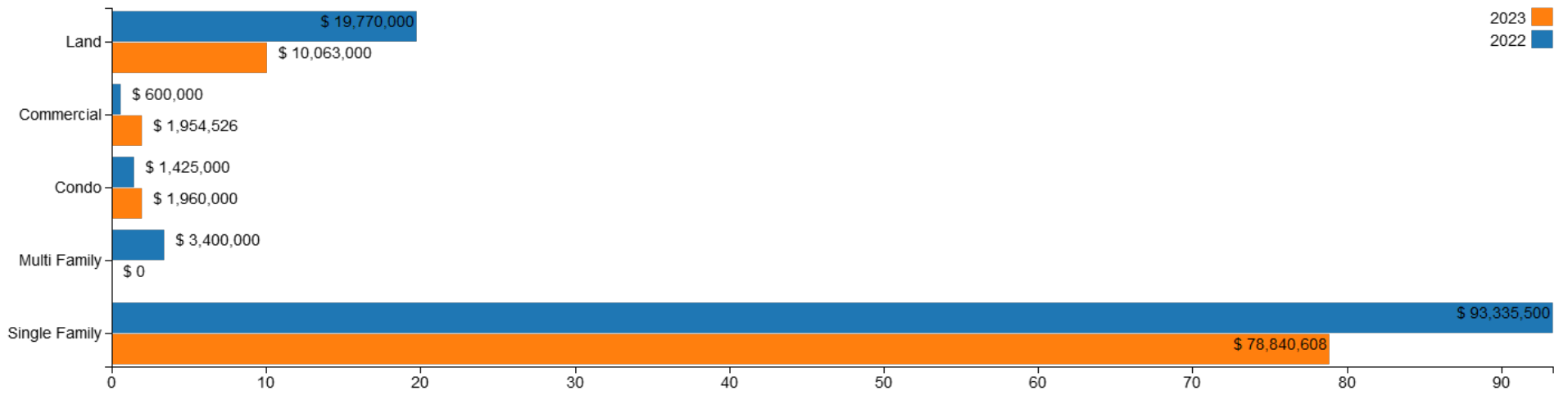


Edgartown

Quarterly Comparison: Total Dollar Volume

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$80,800,608	-18%	-	-	-	-	-	-	\$80,800,608	-18%
- Single Family	\$78,840,608	-16%	-	-	-	-	-	-	\$78,840,608	-16%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	\$1,960,000	38%	-	-	-	-	-	-	\$1,960,000	38%
Commercial	\$1,954,526	226%	-	-	-	-	-	-	\$1,954,526	226%
Land	\$10,063,000	-49%	-	-	-	-	-	-	\$10,063,000	-49%
Total	\$92,818,134	-22%	\$0	-	\$0	-	\$0	-	\$92,818,134	-22%



LINK

OAK BLUFFS
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023

LINK

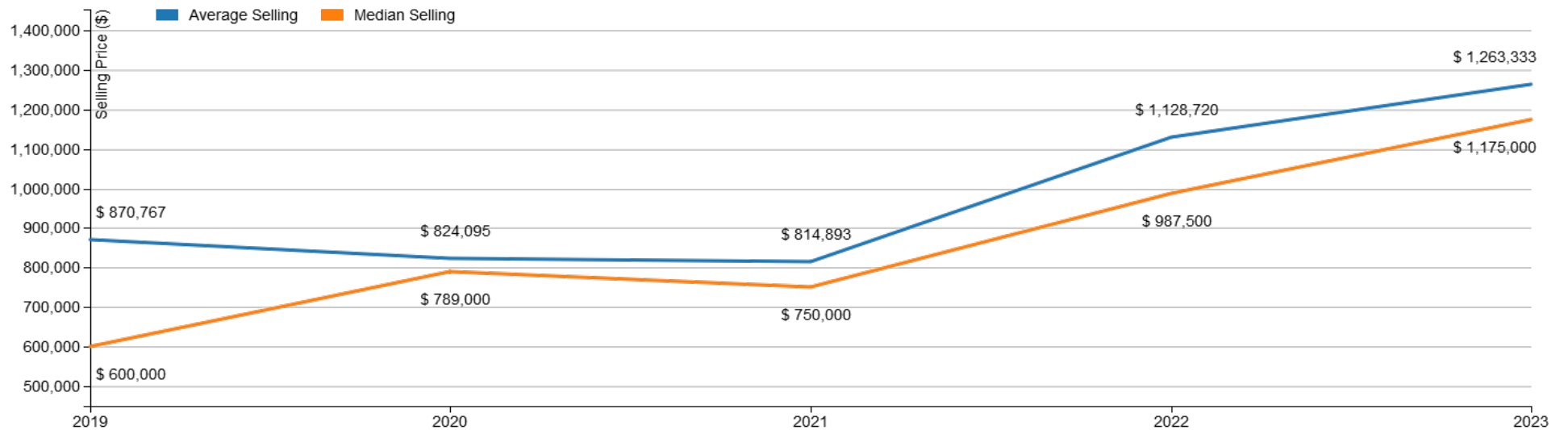
Oak Bluffs

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	15	-	\$870,767	-	\$600,000	-	133%	-	\$13,061,500	-	212
2020	26	73%	\$824,095	-5%	\$789,000	32%	134%	0%	\$21,426,474	64%	212
2021	27	4%	\$814,893	-1%	\$750,000	-5%	139%	4%	\$22,002,100	3%	103
2022	20	-26%	\$1,128,720	39%	\$987,500	32%	173%	24%	\$22,574,400	3%	116
2023	15	-25%	\$1,263,333	12%	\$1,175,000	19%	183%	6%	\$18,950,000	-16%	174

Average / Median Selling Price





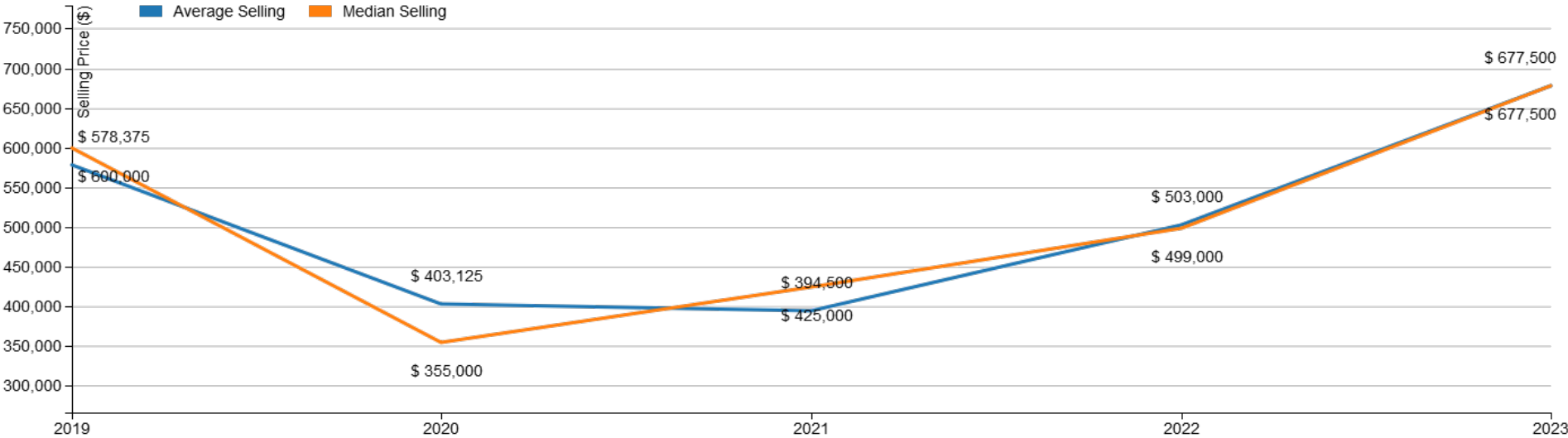
Oak Bluffs

Summary: Land Sales

1st Quarter 2023

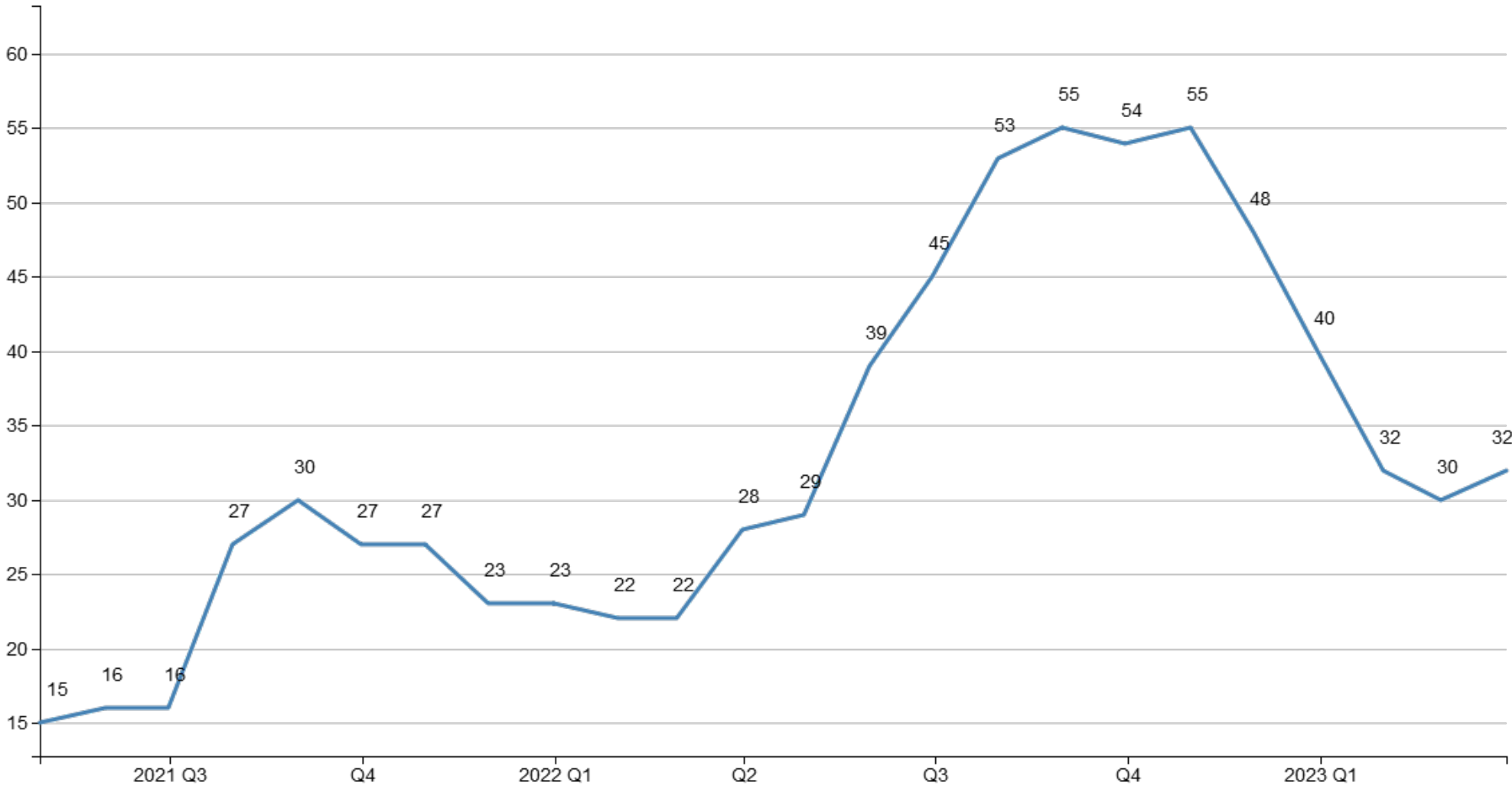
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	4	-	\$578,375	-	\$600,000	-	109%	-	\$2,313,500	-	420
2020	4	0%	\$403,125	-30%	\$355,000	-41%	117%	7%	\$1,612,500	-30%	100
2021	4	0%	\$394,500	-2%	\$425,000	20%	115%	-2%	\$1,578,000	-2%	133
2022	3	-25%	\$503,000	28%	\$499,000	17%	188%	63%	\$1,509,000	-4%	79
2023	2	-33%	\$677,500	35%	\$677,500	36%	144%	-24%	\$1,355,000	-10%	59

Average / Median Selling Price





Oak Bluffs
Inventory
1st Quarter 2023



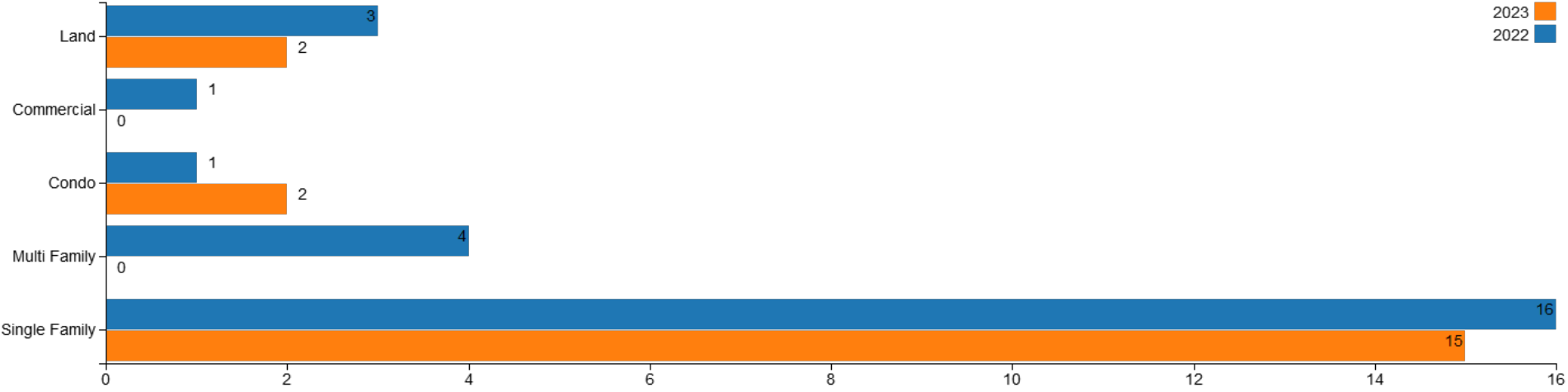


Oak Bluffs

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	17	-19%	0	-	0	-	0	-	17	-19%
- Single Family	15	-6%	0	-	0	-	0	-	15	-6%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	2	100%	0	-	0	-	0	-	2	100%
Commercial	0	-	0	-	0	-	0	-	0	-
Land	2	-33%	0	-	0	-	0	-	2	-33%
Total	19	-24%	0	-	0	-	0	-	19	-24%



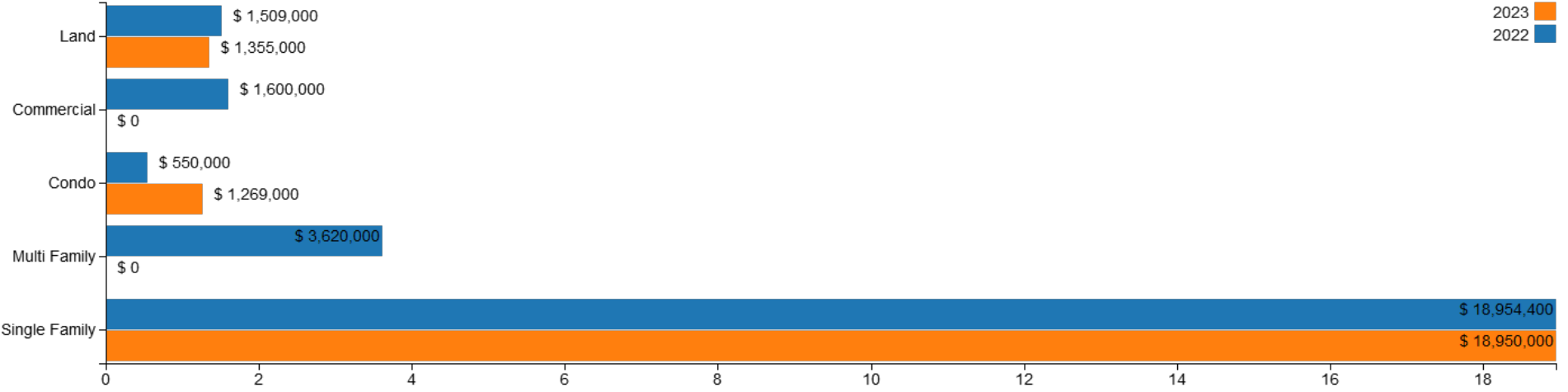


Oak Bluffs

Quarterly Comparison: Total Dollar Volume

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$20,219,000	-13%	-	-	-	-	-	-	\$20,219,000	-13%
- Single Family	\$18,950,000	0%	-	-	-	-	-	-	\$18,950,000	0%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	\$1,269,000	131%	-	-	-	-	-	-	\$1,269,000	131%
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$1,355,000	-10%	-	-	-	-	-	-	\$1,355,000	-10%
Total	\$21,574,000	-18%	\$0	-	\$0	-	\$0	-	\$21,574,000	-18%



LINK

VINEYARD HAVEN
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023

LINK

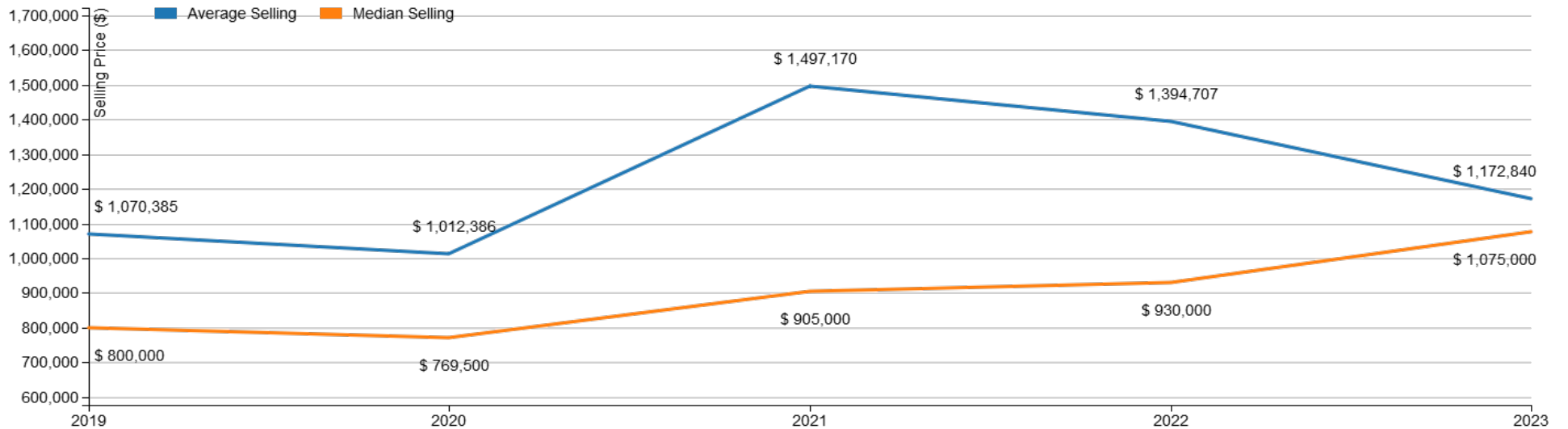
Vineyard Haven

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	13	-	\$1,070,385	-	\$800,000	-	124%	-	\$13,915,000	-	216
2020	22	69%	\$1,012,386	-5%	\$769,500	-4%	102%	-18%	\$22,272,500	60%	874
2021	31	41%	\$1,497,170	48%	\$905,000	18%	151%	47%	\$46,412,275	108%	207
2022	16	-48%	\$1,394,707	-7%	\$930,000	3%	153%	1%	\$22,315,308	-52%	130
2023	16	0%	\$1,172,840	-16%	\$1,075,000	16%	163%	7%	\$18,765,439	-16%	132

Average / Median Selling Price

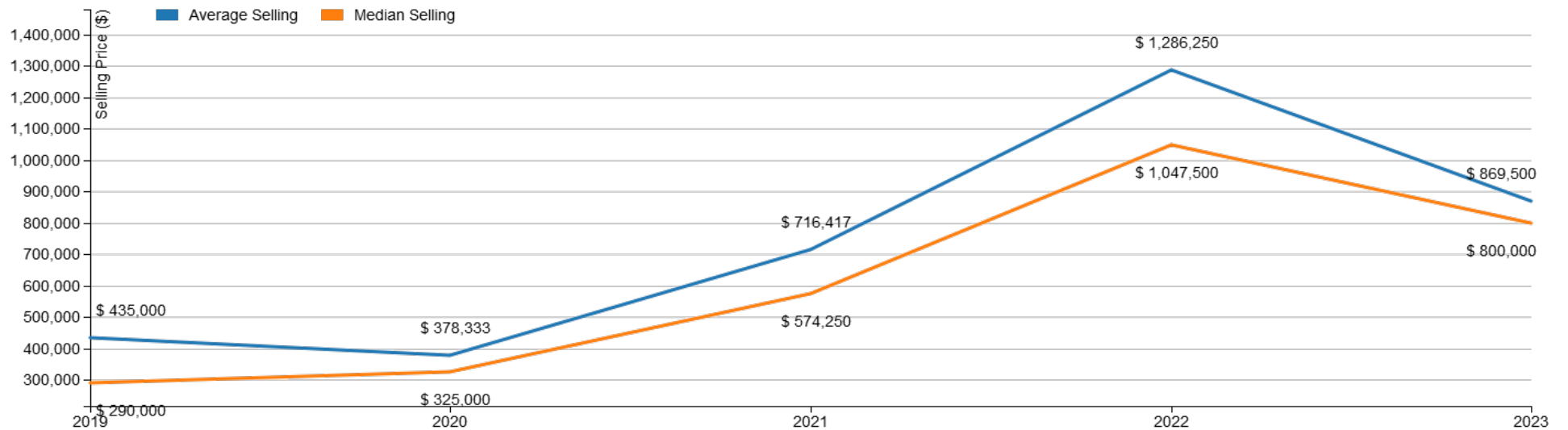


LINK

Vineyard Haven Summary: Land Sales 1st Quarter 2023

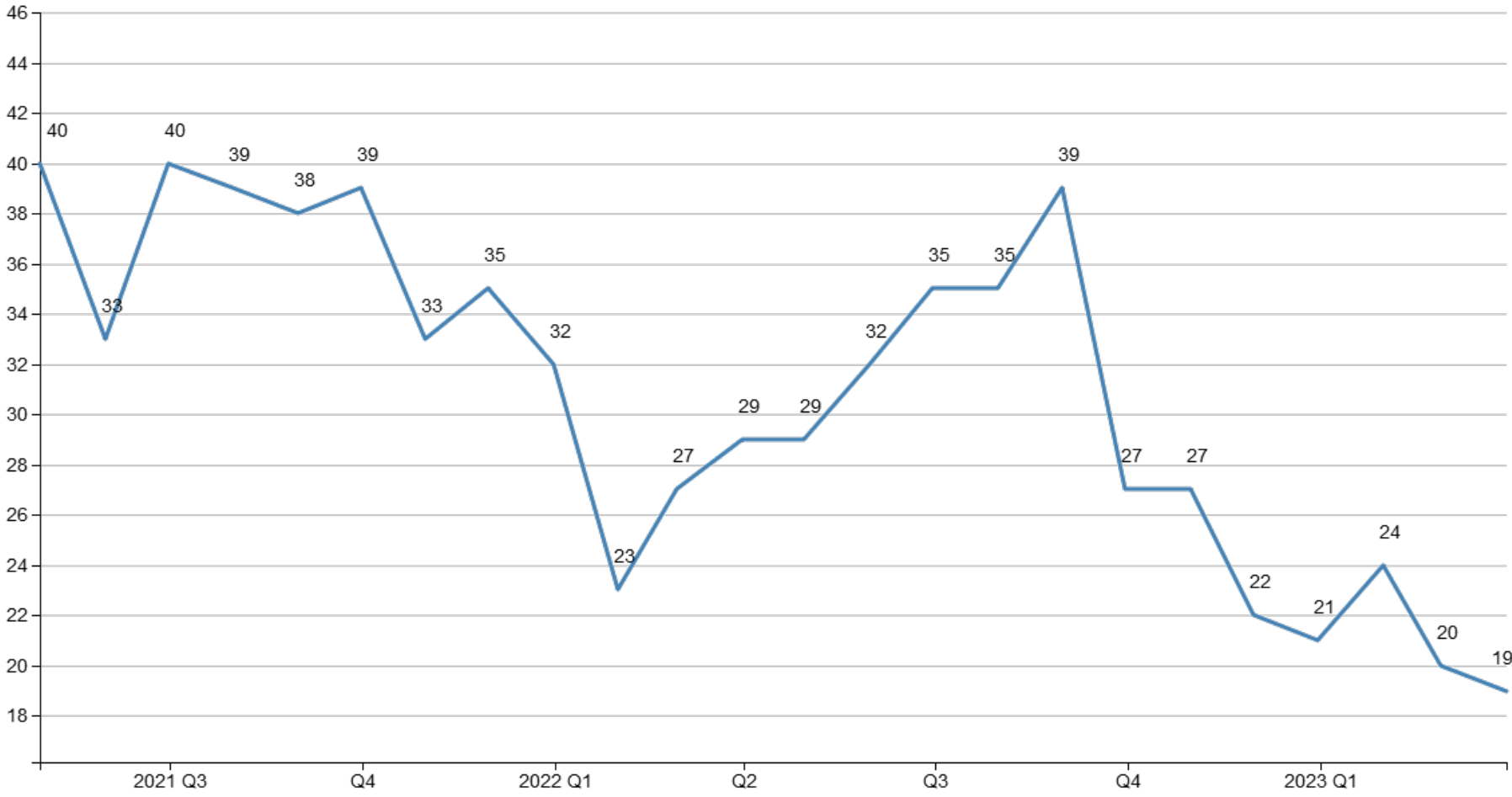
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	3	-	\$435,000	-	\$290,000	-	159%	-	\$1,305,000	-	100
2020	3	0%	\$378,333	-13%	\$325,000	12%	87%	-45%	\$1,135,000	-13%	
2021	6	100%	\$716,417	89%	\$574,250	77%	162%	86%	\$4,298,500	279%	418
2022	4	-33%	\$1,286,250	80%	\$1,047,500	82%	201%	24%	\$5,145,000	20%	65
2023	5	25%	\$869,500	-32%	\$800,000	-24%	202%	1%	\$4,347,500	-16%	361

Average / Median Selling Price





Vineyard Haven
Inventory
1st Quarter 2023



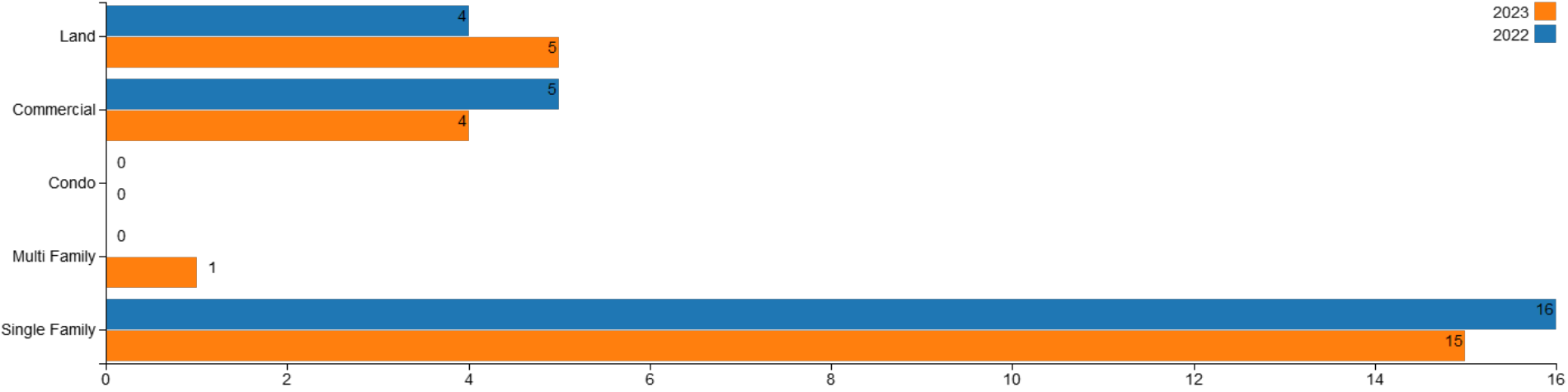


Vineyard Haven

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

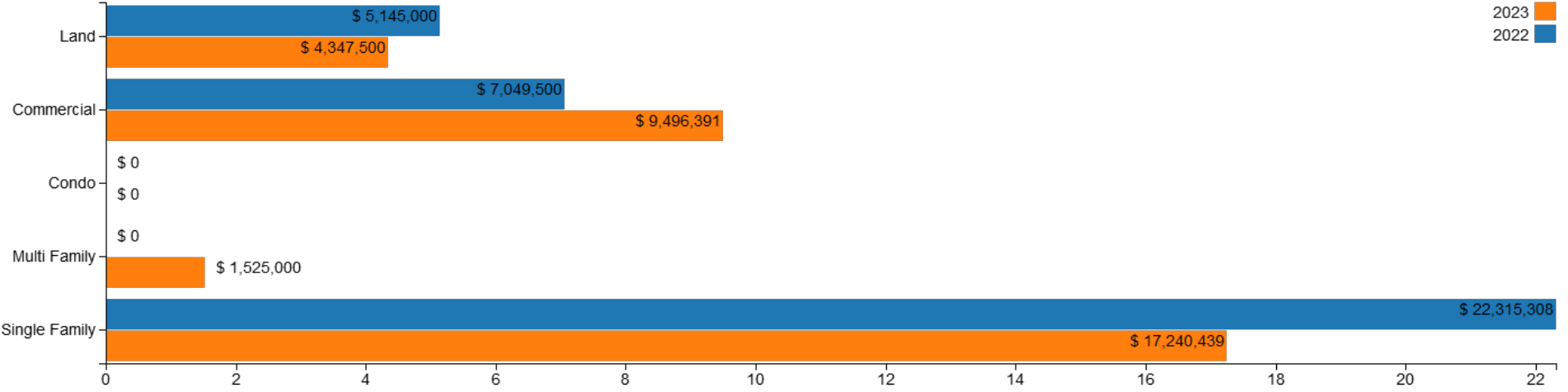
	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	16	0%	0	-	0	-	0	-	16	0%
- Single Family	15	-6%	0	-	0	-	0	-	15	-6%
- Multi Family	1	-	0	-	0	-	0	-	1	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	4	-20%	0	-	0	-	0	-	4	-20%
Land	5	25%	0	-	0	-	0	-	5	25%
Total	25	0%	0	-	0	-	0	-	25	0%





Vineyard Haven
 Quarterly Comparison: Total Dollar Volume
 1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$18,765,439	-16%	-	-	-	-	-	-	\$18,765,439	-16%
- Single Family	\$17,240,439	-23%	-	-	-	-	-	-	\$17,240,439	-23%
- Multi Family	\$1,525,000	-	-	-	-	-	-	-	\$1,525,000	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	\$9,496,391	35%	-	-	-	-	-	-	\$9,496,391	35%
Land	\$4,347,500	-16%	-	-	-	-	-	-	\$4,347,500	-16%
Total	\$32,609,330	-6%	\$0	-	\$0	-	\$0	-	\$32,609,330	-6%



LINK

WEST TISBURY
QUARTERLY SALES
SUMMARY
FIRST QUARTER 2023



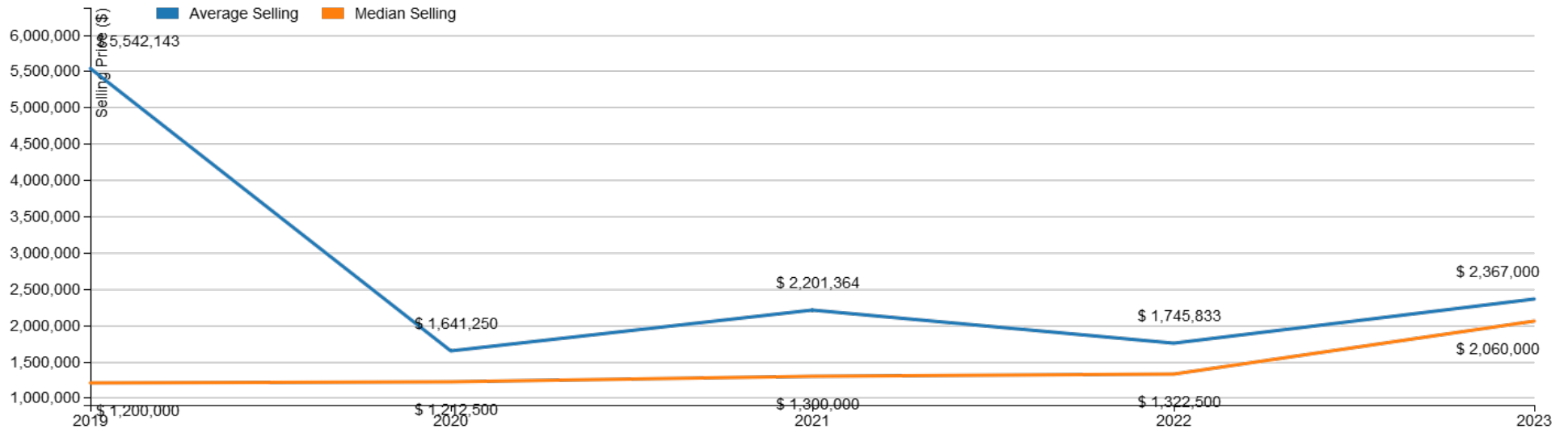
West Tisbury

Summary: Single/Multi-Family Sales

1st Quarter 2023

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	7	-	\$5,542,143	-	\$1,200,000	-	114%	-	\$38,795,000	-	216
2020	8	14%	\$1,641,250	-70%	\$1,212,500	1%	137%	20%	\$13,130,000	-66%	337
2021	11	38%	\$2,201,364	34%	\$1,300,000	7%	140%	2%	\$24,215,000	84%	137
2022	6	-45%	\$1,745,833	-21%	\$1,322,500	2%	171%	22%	\$10,475,000	-57%	221
2023	10	67%	\$2,367,000	36%	\$2,060,000	56%	153%	-11%	\$23,670,000	126%	161

Average / Median Selling Price

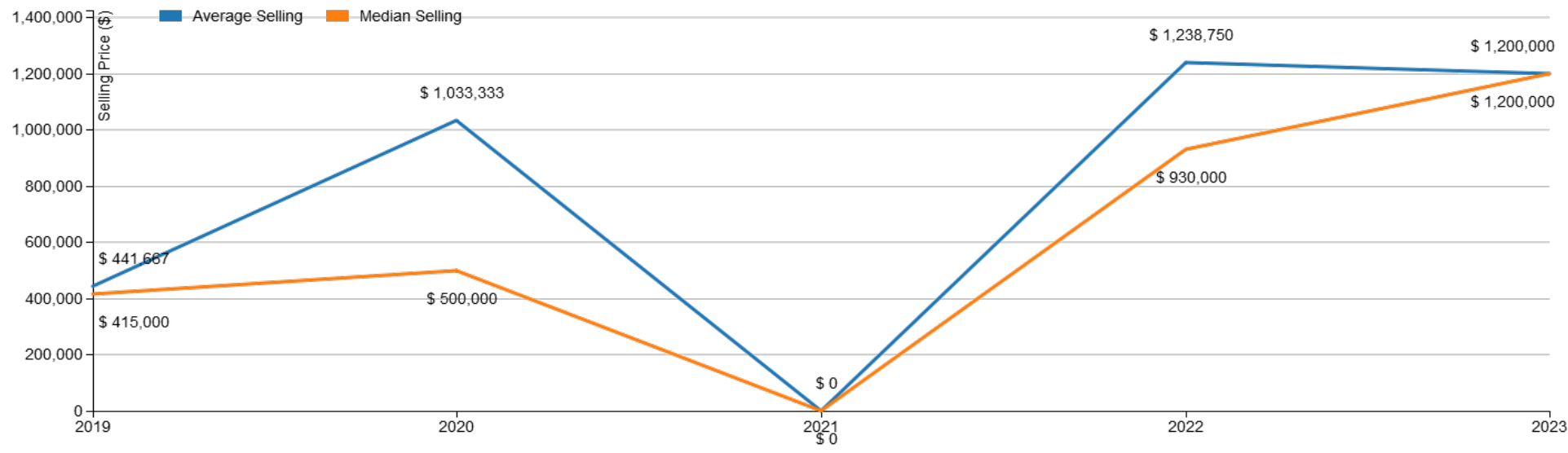




West Tisbury
 Summary: Land Sales
 1st Quarter 2023

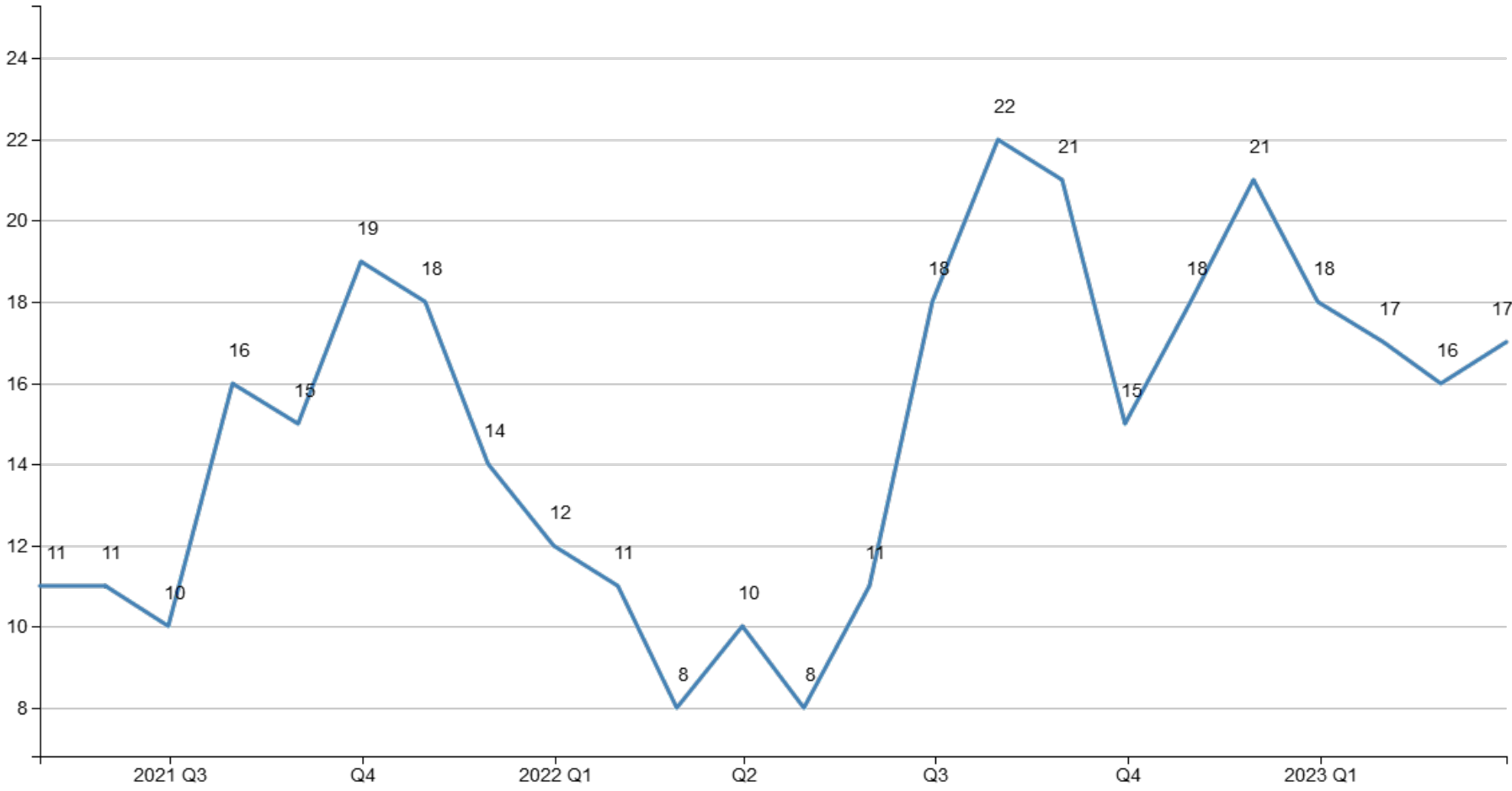
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2019	3	-	\$441,667	-	\$415,000	-	126%	-	\$1,325,000	-	423
2020	3	0%	\$1,033,333	134%	\$500,000	20%	95%	-24%	\$3,100,000	134%	1,172
2021	0	-	-	-	-	-	-	-	-	-	
2022	4	-	\$1,238,750	-	\$930,000	-	207%	-	\$4,955,000	-	162
2023	2	-50%	\$1,200,000	-3%	\$1,200,000	29%	469%	126%	\$2,400,000	-52%	596

Average / Median Selling Price





West Tisbury
Inventory
1st Quarter 2023



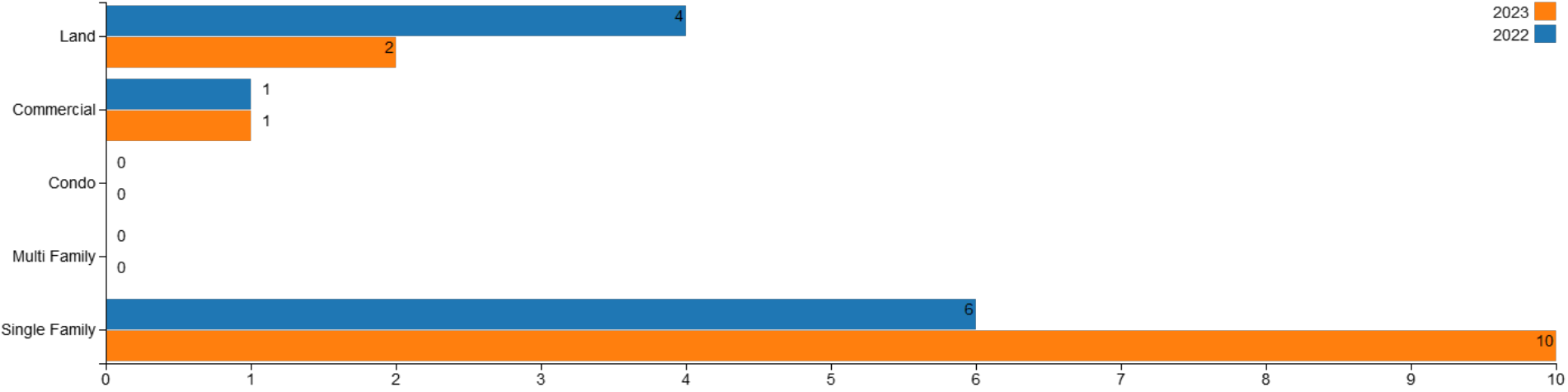


West Tisbury

Quarterly Comparison: Total Number of Sales

1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	10	67%	0	-	0	-	0	-	10	67%
- Single Family	10	67%	0	-	0	-	0	-	10	67%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	1	0%	0	-	0	-	0	-	1	0%
Land	2	-50%	0	-	0	-	0	-	2	-50%
Total	13	18%	0	-	0	-	0	-	13	18%





West Tisbury
 Quarterly Comparison: Total Dollar Volume
 1st Quarter 2023

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$23,670,000	126%	-	-	-	-	-	-	\$23,670,000	126%
- Single Family	\$23,670,000	126%	-	-	-	-	-	-	\$23,670,000	126%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	\$6,600,000	2%	-	-	-	-	-	-	\$6,600,000	2%
Land	\$2,400,000	-52%	-	-	-	-	-	-	\$2,400,000	-52%
Total	\$32,670,000	49%	\$0	-	\$0	-	\$0	-	\$32,670,000	49%

