MARKET UPDATE

Oak Bluffs

Q3 2026

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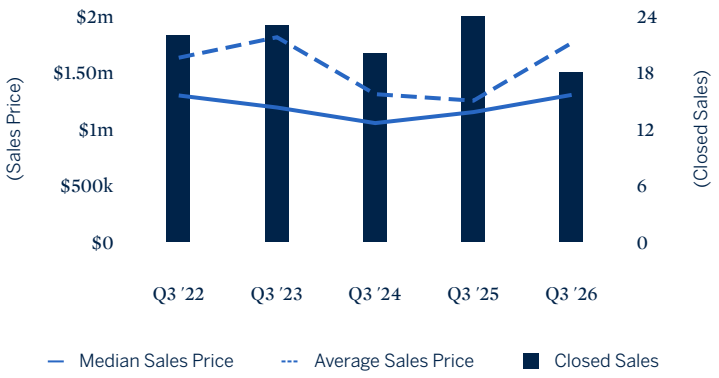
Residential Property Snapshot

Single Family Homes | Q3 2026

MED. SALES PRICE	AVG. DAYS ON MARKET	CLOSED SALES	INVENTORY
$1.3m	83	18	44
13% more than in Q3 2025	22% more than in Q3 2025	25% fewer than in Q3 2025	Data unavailable for Q3 2025

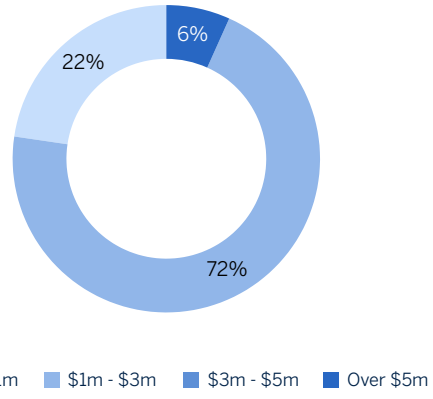
Sales Price vs. Closed Sales

Single Family Homes | Q3 Last 5 Years



Closed Sales by Price

Single Family Homes | Q3 2026



Market Data by Price

Single Family Homes | Q3 2026

	Under $1m	$1m - $3m	$3m - $5m	Over $5m
Inventory	4	30	8	2
New Listings	3	26	2	1
Months Supply of Inventory	3	6.9	0	6
Closed Sales	4	13	0	1
Average Days On Market	32	105	0	46

Data provided by LINK Martha's Vineyard MLS. All information is deemed reliable but not guaranteed. Oct 6, 2026

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