MARKET UPDATE

Martha's Vineyard

Q3 2026

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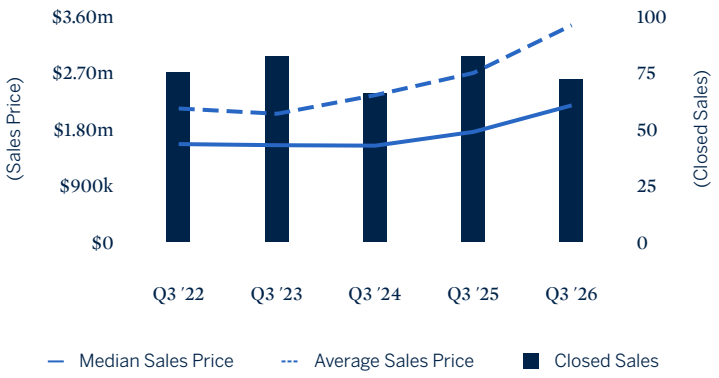
Residential Property Snapshot

Single Family Homes | Q3 2026

MED. SALES PRICE	AVG. DAYS ON MARKET	CLOSED SALES	INVENTORY
$2.17m	92	72	214
24% more than in Q3 2025	3% fewer than in Q3 2025	12% fewer than in Q3 2025	0% change from Q3 2025

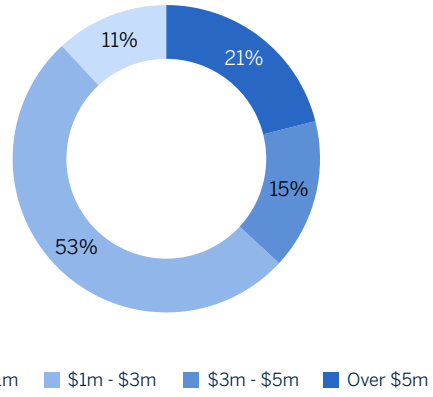
Sales Price vs. Closed Sales

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	8	118	38	50
New Listings	10	79	16	28
Months Supply of Inventory	3	9.3	10.4	10
Closed Sales	8	38	11	15
Average Days On Market	83	78	136	98

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

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