MARKET UPDATE

Edgartown

Q3 2026

Sotheby's
INTERNATIONAL REALTY

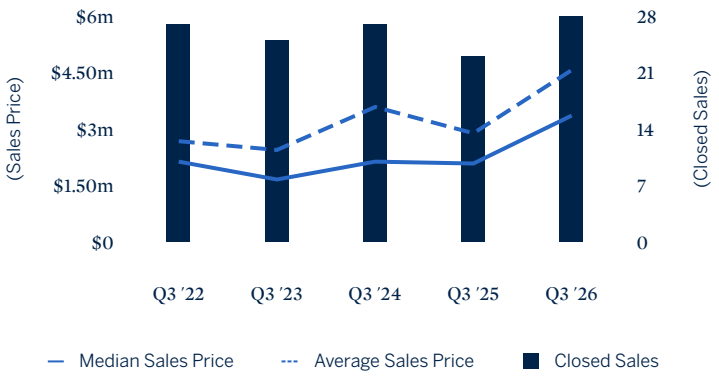
Residential Property Snapshot

Single Family Homes | Q3 2026

MED. SALES PRICE	AVG. DAYS ON MARKET	CLOSED SALES	INVENTORY
$3.35m	105	28	54
61% more than in Q3 2025	19% fewer than in Q3 2025	22% more than in Q3 2025	Data unavailable for Q3 2025

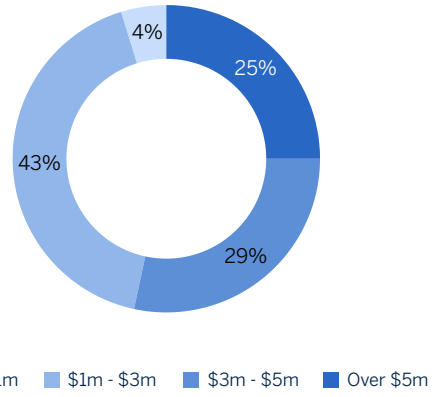
Sales Price vs. Closed Sales

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	1	26	10	17
New Listings	1	21	9	13
Months Supply of Inventory	3	6.5	3.8	7.3
Closed Sales	1	12	8	7
Average Days On Market	130	35	173	137

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

©2026 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Scan for expanded market insights and locations.