

Martha's Vineyard Statistical Profile

Housing and Real Estate Extract

May 2023

The MVC is in the process of updating its 2019 Martha's Vineyard Statistical Profile, which includes a wide range of data related to population, land use, economy, health, education, housing, transportation, environment, and town services. The following pages are a preliminary update to the Housing and Real Estate section, which will likely be further updated as more housing data from the 2020 Census becomes available this year.

The Statistical Profile aims to collect and present data on Dukes County and its seven towns, for use by town officials, businesses, nonprofits, and the public at large. It generally stops short of analysis and conclusions, although some notes are included to highlight trends or further explain the data.

Much of the data in the housing section is drawn from the US Census Bureau's American Community Survey (ACS), which provides annual data estimates related to social, economic, housing, and demographic characteristics for particular areas. Unlike the 10-year Census, which in theory accounts for every resident in an area, the ACS is based on a sample of the population. For populations such as Dukes County with fewer than 65,000 people, the annual ACS numbers are based on survey responses over the previous five years. The 2021 ACS 5-Year Estimates, for example, are based on the years 2016-2020.

ACS results are released every year, but changes over time are shown here in non-overlapping five-year increments, ending with latest available data from 2021. This presents a more accurate picture, since the 5-year estimates have a smoothing effect and do not necessarily reflect year-by-year changes.

Because the ACS is based on a sample of each population, the data comes with a degree of uncertainty, or sampling error, which increases for smaller populations where the sample size is more limited. As such, small changes in the data over time may not be statistically significant. It should also be noted that monetary data in the ACS are adjusted for inflation only to the final year in the 5-year period.

For more information on the ACS, we recommend that readers consult the ACS handbook, [Understanding and Using American Community Survey Data](#), and view the data sets directly on the US Census website, data.census.gov, which include the margins of error and other information.

Questions and comments may be sent to Alex Elvin at elvin@mvcommission.org.

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Dukes County at a Glance:

Population (US Census, 2020):	20,600
Total Housing Units (US Census, 2020):	17,530
Occupied Housing Units (US Census, 2020):	8,932
Median Household Income (American Community Survey, 2021):	\$77,392
Median Family Income (Department of Housing and Community Development, 2022): ¹	\$107,400
Median Home Price (LINK MV, 2022): ²	\$1,485,560
Median Single-Family Home Price (Banker & Tradesman, 2022):	\$1,295,000
Housing Affordability Gap (Karen Sunnarborg Consulting): ³	\$843,500

¹For a family of four.

²Includes single- and multi-family homes, and condos.

³The difference between the median single-family home price according to Banker & Tradesman and what a median-income household can afford.

Population counts tend to differ from source to source. Aquinnah's population in 2020, for example, ranges from 439 (2020 Census) to 496 (Aquinnah street list) to 675 (American Community Survey 5-Year Estimates). The US Census Population Division also provides annual populations estimates at the county level. The Decennial Census Counts below are considered the most accurate counts at the town and county levels.

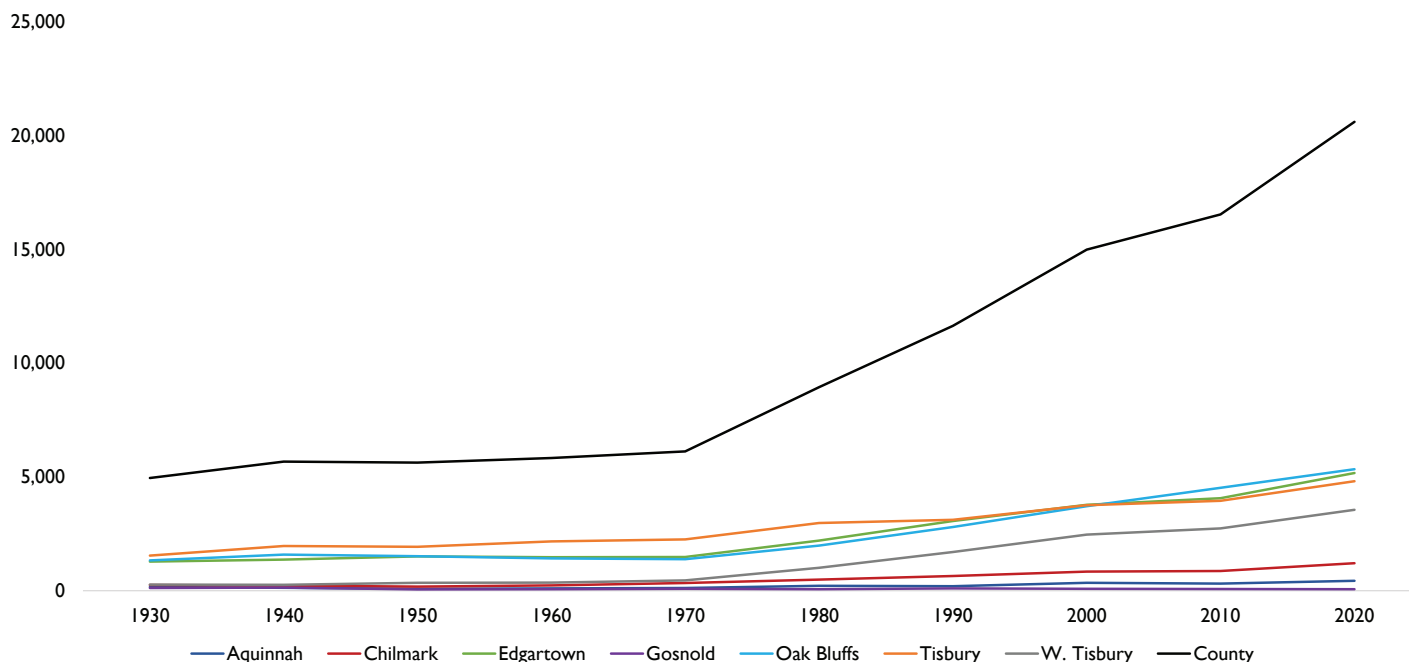
Historic population counts: Towns, county, Island, 1930–2020

Source: US Census Bureau (Decennial Census Count), Town street lists

	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	Town Street List 2020 ⁴
Aquinnah	161	127	88	103	118	220	201	344	311	439	496
Chilmark	252	226	183	238	340	489	650	843	864	1,212	1,195
Edgartown	1,276	1,370	1,508	1,474	1,481	2,204	3,062	3,779	4,067	5,168	4,835
Gosnold	120	136	56	66	83	63	98	86	75	70	UA
Oak Bluffs	1,333	1,584	1,521	1,419	1,385	1,984	2,804	3,713	4,524	5,341	5,123
Tisbury	1,541	1,966	1,930	2,169	2,257	2,972	3,120	3,755	3,952	4,815	4,274
W.Tisbury	270	260	347	360	453	1,010	1,704	2,467	2,740	3,555	3,059
County	4,953	5,669	5,633	5,829	6,117	8,942	11,639	14,987	16,535	20,600	UA
MV	4,833	5,533	5,577	5,763	6,034	8,897	11,541	14,901	16,460	20,530	18,982

⁴Only includes residents 18 and up (16 and up in Aquinnah)

Population 1930–2020 (Decennial Census Counts)



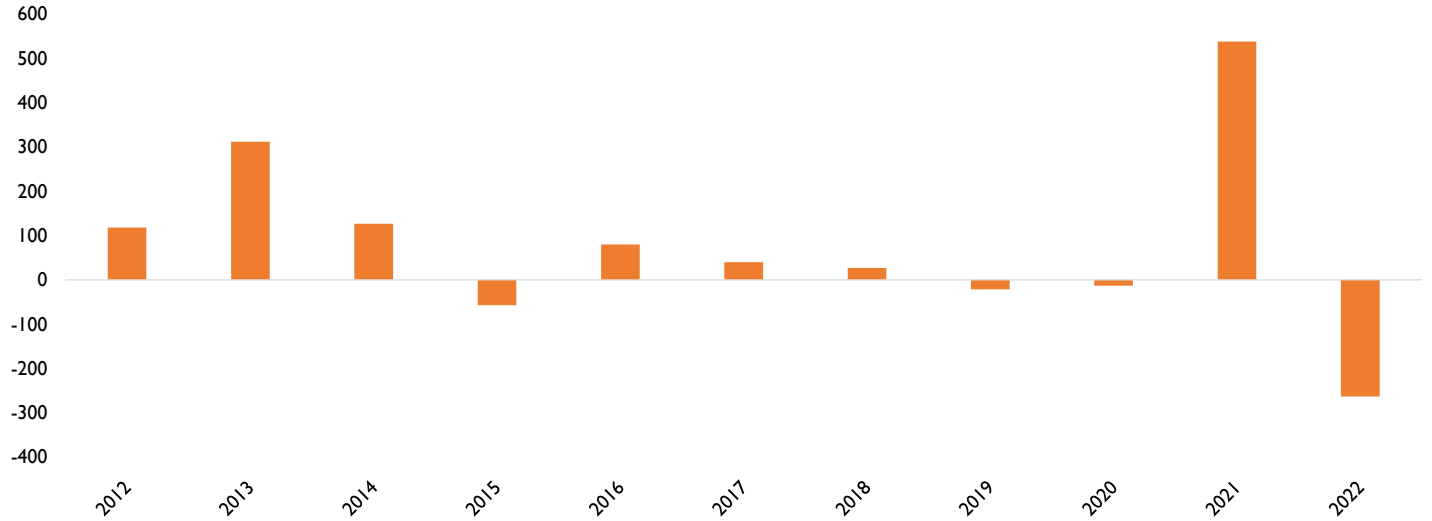
Net migration: County, 2012-2022

Source: US Census Population Estimates

Many smaller, less populous counties saw an increase in domestic migration during the COVID-19 pandemic starting in 2020. The trend in Dukes County peaked in 2021, and has since declined to well below pre-pandemic levels.

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Net	118	312	127	-57	80	40	27	-21	-13	538	-263
International	-4	0	1	1	44	51	38	39	0	28	62
Domestic	122	312	126	-58	36	-11	-11	-60	-13	510	-325

Net Migration 2012-2022

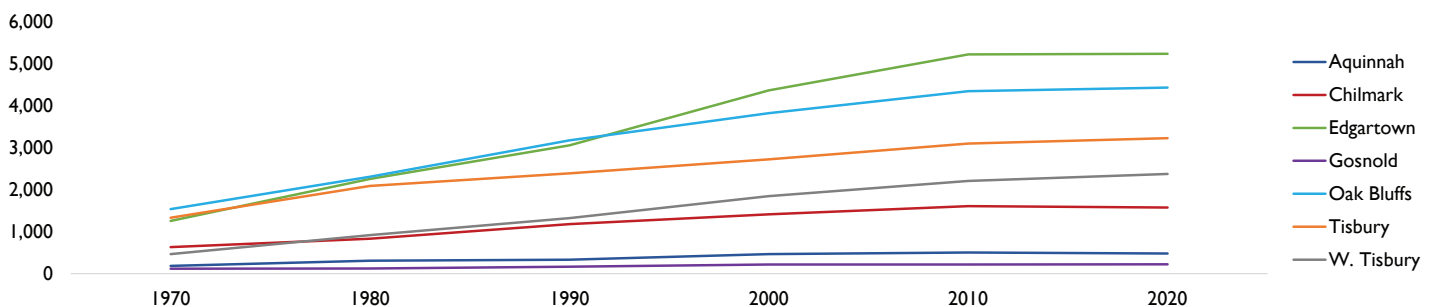


Total housing units, 1970-2020

Source: Decennial Census Counts, UMASS Donahue Institute

	1970	1980	1990	2000	2010	2020	Change 2010-2020
Aquinnah	183	306	329	463	503	478	-5%
Chilmark	631	831	1,178	1,409	1,606	1,574	-2%
Edgartown	1,254	2,255	3,054	4,362	5,220	5,234	0.3%
Gosnold	116	119	165	215	215	218	1.4%
Oak Bluffs	1,535	2,306	3,172	3,822	4,346	4,429	1.9%
Tisbury	1,330	2,089	2,386	2,719	3,094	3,226	4.3%
W.Tisbury	461	913	1,321	1,846	2,204	2,371	7.6%
County	5,510	8,819	11,605	16,836	17,188	17,530	2%

Total Housing Units

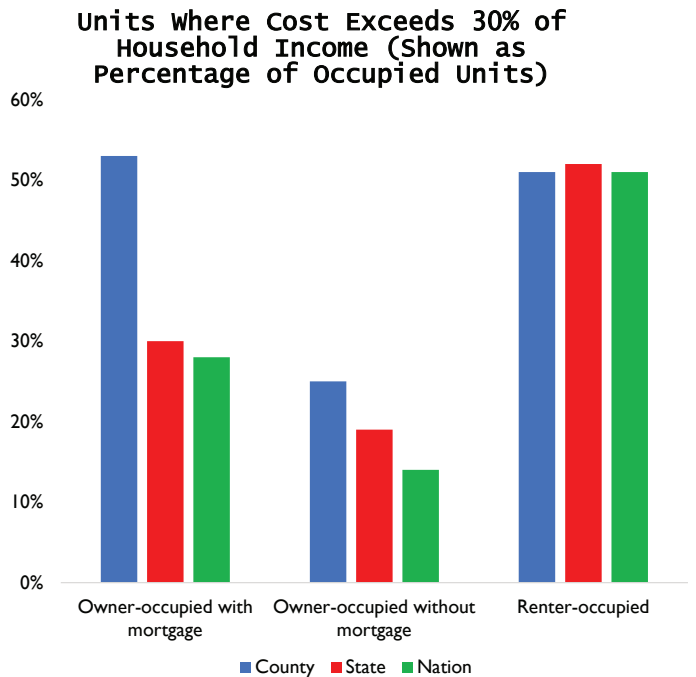
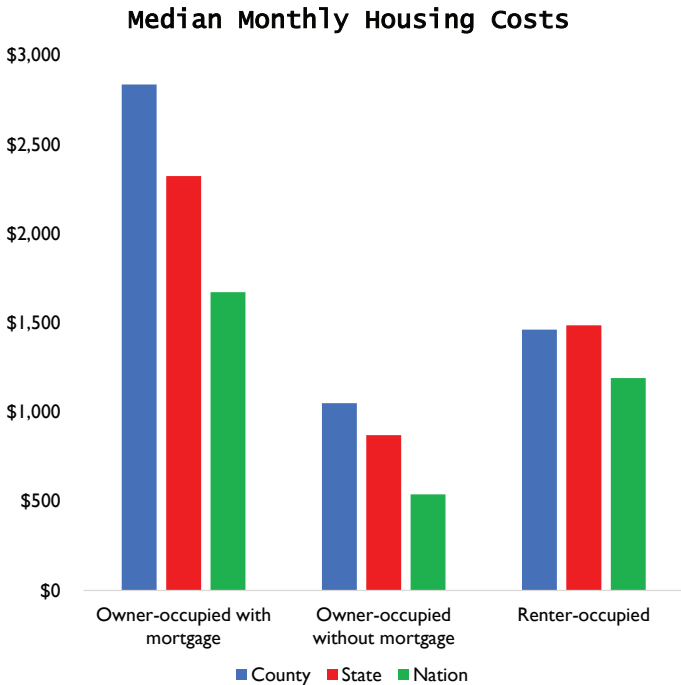




Island Housing Trust completed its Kuehn's Way affordable housing development in Tisbury in 2022.

Monthly housing costs for occupied units: County, state, nation, 2021
 Source: American Community Survey 5-Year Estimates (DP04)

	Median cost	Number of units where cost exceeds 30% of household income
OWNER-OCCUPIED		
Units with a mortgage	\$2,836 / \$2,323 / \$1,672	1,379 (53%) / 352,345 (30%) / 14,015,425 (28%)
Units without a mortgage	\$1,050 / \$871 / \$539	610 (25%) / 107,235 (19%) / 4,411,588 (14%)
RENTER-OCCUPIED		
All occupied rental units	\$1,462 / \$1,487 / \$1,191	663 (51%) / 493,488 (52%) / 20,921,472 (51%)
TOTAL	NA	2,652 (39%) / 953,068 (35%) / 39,348,485 (31%)



The ACS considers a unit occupied if the residents will still be there at least two months from the survey date. Vacant units may be those that are for rent, rented but not yet occupied, for sale, sold but not yet occupied, for seasonal/occasional/recreational use, for migrant workers, or vacant for other reasons. According to the ACS, the estimated number of occupied units in Dukes County increased slightly between 2011 and 2021, with the largest shifts in Gosnold and Aquinnah. According to the 2020 Census, about 49% of housing units in Dukes County are vacant for part of the year, marking an 8% decrease since 2010. In terms of occupied housing, Tisbury could be considered the most year-round community on the Island, followed by West Tisbury and Oak Bluffs.

Occupied housing units by town, 2011–2021¹

Source: American Community Survey 5-Year Estimates (DP04), DEC

	2011	2016	2021	2010 DEC	2020 DEC
Aquinnah	92	196	223	145	204
Chilmark	302	342	519	398	538
Gosnold	63	31	22	39	35
Edgartown	1,466	1,394	1,401	1,794	2,191
Oak Bluffs	1,429	1,849	1706	1,989	2,316
Tisbury	1,290	1,371	1,888	1,806	2,139
W.Tisbury	926	951	982	1,197	1,509
County	5,568	6,134	6,801	7,368	8,932

Occupied housing units (percent of total) 2011–2021

Source: American Community Survey 5-Year Estimates (DP04), DEC

	2011	2016	2021	2010 DEC	2020 DEC
Aquinnah	18	36	41	28	43
Chilmark	19	21	32	25	34
Gosnold	26	15	11	18	16
Edgartown	28	27	28	34	42
Oak Bluffs	34	39	41	46	52
Tisbury	44	45	57	58	66
W.Tisbury	41	43	39	54	64
County	33	35	39	43	51
State	90	90	91	91	92

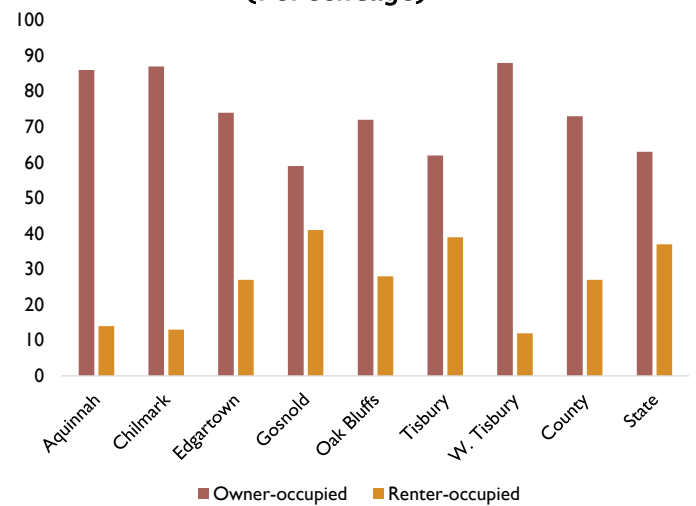
Owner vs. renter-occupied units by town, 2021

Source: American Community Survey 5-Year Estimates (DP04)

	Owner-occupied	Renter-occupied
Aquinnah*	192 (86%)	31 (14%)
Chilmark	452 (87%)	67 (13%)
Edgartown	1,030 (74%)	371 (27%)
Gosnold	13 (59%)	9 (41%)
Oak Bluffs	1,276 (72%)	490 (28%)
Tisbury	1,162 (62%)	726 (39%)
W.Tisbury	862 (88%)	120 (12%)
County	4,987 (73%)	1,814 (27%)
State	1,742,436 (63%)	1,016,582 (37%)

*Includes Wampanoag Tribal Housing.

Owner vs. Renter-Occupied (Percentage)

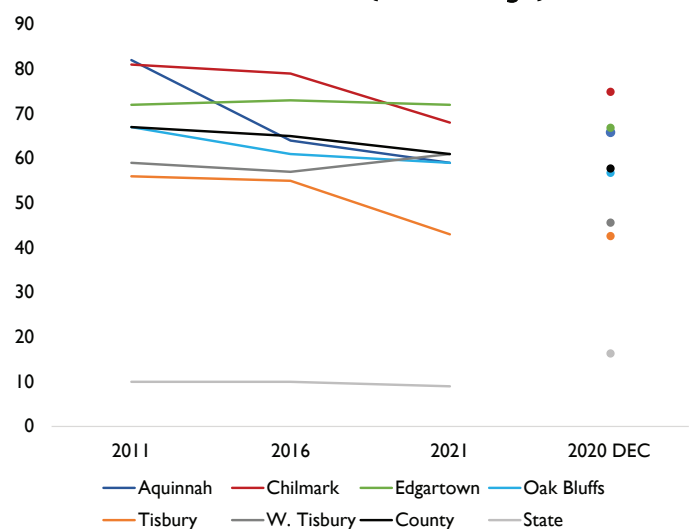


Vacant units by town as percentage of total, 2011–2021

Source: American Community Survey 5-Year Estimates (DP04), 2020 DEC

	2011	2016	2021	2010 DEC	2020 DEC
Aquinnah	82	64	59	71	57
Chilmark	81	79	68	75	66
Gosnold				82	84
Edgartown	72	73	72	66	58
Oak Bluffs	67	61	59	54	48
Tisbury	56	55	43	58	34
W.Tisbury	59	57	61	46	37
County	67	65	61	57	49
State	10	10	9	9	8

Vacant Units (Percentage)



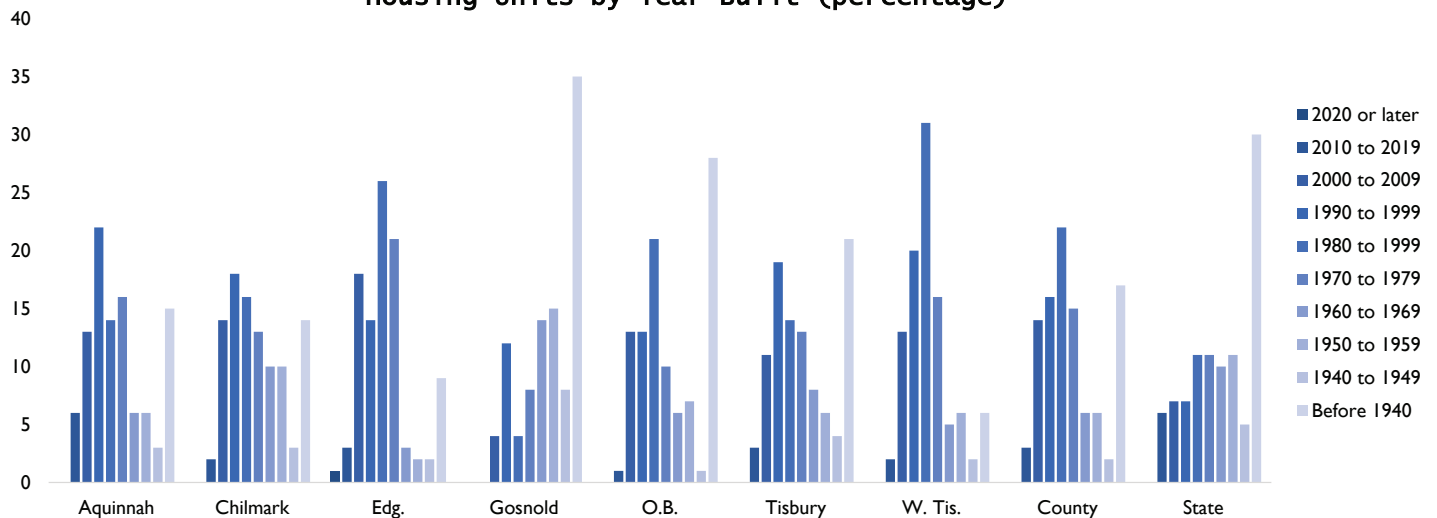
Percentage of total housing units by town and year built, 2021

Source: American Community Survey 5-Year Estimates (S2504)

Compared to the state, a much larger percentage of units in Dukes County were built between 1980 and 2009, a period of rapid population growth on the Island.

	Aquinnah	Chilmark	Edg.	Gosnold	O.B.	Tisbury	W.Tis.	County	State
Total units	538	1,634	5,068	196	4,301	3,294	2,498	17,529	3,017,772
2020 or later	0	0	1	0	0	0	0	0	0
2010 to 2019	6	2	3	0	1	3	2	3	6
2000 to 2009	13	14	18	4	13	11	13	14	7
1990 to 1999	22	18	14	12	13	19	20	16	7
1980 to 1999	14	16	26	4	21	14	31	22	11
1970 to 1979	16	13	21	8	10	13	16	15	11
1960 to 1969	6	10	3	14	6	8	5	6	10
1950 to 1959	6	10	2	15	7	6	6	6	11
1940 to 1949	3	3	2	8	1	4	2	2	5
Before 1940	15	14	9	35	28	21	6	17	30

Housing Units by Year Built (percentage)



Average household size (number of people), 2011-2021

Source: American Community Survey 5-Year Estimates (S1101, DP04)

Household size may change along with family size and housing costs, or as existing relatives (including elders) or others move in and out of a house. Between 2011 and 2021, the average household size in Dukes County remained about the same.

Black = All units Blue = Renter-occupied units Orange = Owner-occupied units

	2011	2016	2021
Aquinnah	5.07 (5.92 / 4.75)	3.04 (2.41 / 3.46)	3.10 (5.84 / 2.66)
Chilmark	2.62 (3.36 / 2.47)	3.54 (2.51 / 3.79)	2.79 (2.31 / 2.88)
Gosnold	2.90 (1.59 / 4.45)	1.71 (1.14 / 1.88)	1.73 (UA / 2.23)
Edgartown	2.70 (3.58 / 2.51)	2.99 (2.74 / 3.06)	3.58 (4.09 / 3.4)
Oak Bluffs	3.05 (2.07 / 3.25)	2.45 (1.71 / 2.66)	2.94 (2.08 / 3.27)
Tisbury	3.01 (2.21 / 3.31)	2.94 (1.84 / 3.46)	2.49 (2.16 / 2.69)
W. Tisbury	2.69 (2.62 / 2.70)	2.39 (3.31 / 2.23)	3.00 (3.48 / 2.93)
County	2.90 (2.68 / 2.95)	2.75 (2.19 / 2.92)	2.95 (2.68 / 3.04)

Housing tenure by town (renter- vs. owner-occupied units), 2011–2021
 Source: American Community Survey 5-Year Estimates (DP04)

	2011	2016	2021
Aquinnah			
Total occupied units	92	196	223
Renters	25	78	31
Owners	67	118	192
Chilmark			
Total occupied units	302	342	519
Renters	50	68	67
Owners	252	274	452
Edgartown			
Total occupied units	1,466	1,394	1,401
Renters	265	1,091	371
Owners	1,201	303	1,030
Gosnold			
Total occupied units	63	31	22
Renters	34	7	9
Owners	29	24	13
Oak Bluffs			
Total occupied units	1,429	1,849	1,766
Renters	239	403	490
Owners	1,190	1,446	1,276
Tisbury			
Total occupied units	1,290	1,371	1,888
Renters	358	441	726
Owners	932	930	1,162
W.Tisbury			
Total occupied units	926	951	982
Renters	47	139	120
Owners	879	812	862
County			
Total occupied units	5,568	6,135	6,801
Renters	1,018	1,439	1,814
Owners	4,550	4,695	4,987
State			
Total occupied units	2,522,409	2,558,889	2,714,448
Renters	917,131	970,146	1,020,041
Owners	1,604,473	1,588,743	1,694,407

Housing type and age of householder by town (renter vs. owner-occupied units; percent of total): County, 2016/2021
Source: American Community Survey 5-Year Estimates (S2501)

	Total occupied units	Owner-occupied	Renter-occupied
Family households	61.8 / 61.6	67.3 / 67.2	43.8 / 46.1
Married-couple family	51.3 / 48.3	57.4 / 55.8	31.3 / 27.6
Householder 15–34 years	4.3 / 2.1	1.5 / 0.5	13.4 / 6.5
Householder 35–64 years	31.8 / 25.8	37.4 / 28.5	13.5 / 18.2
Householder 65 years and over	15.2 / 20.4	18.6 / 26.8	4.4 / 2.9
Other family	10.5 / 13.2	9.9 / 11.3	12.6 / 18.5
Male householder, no spouse present	1 / 4.2	0.8 / 4.6	1.8 / 3.1
Householder 15–34 years	0 / 0.1	0 / 0.2	0 / 0
Householder 35–64 years	0.7 / 2.7	0.4 / 2.6	1.8 / 3.1
Householder 65 years and over	0.3 / 1.3	0.4 / 1.8	0 / 0
Female householder, no spouse present	9.5 / 9.1	9.1 / 6.8	10.8 / 15.4
Householder 15–34 years	1.1 / 0.1	1 / 0	1.1 / 0.4
Householder 35–64 years	7.3 / 6.1	6.6 / 3.4	9.7 / 13.5
Householder 65 years and over	1.1 / 2.9	1.4 / 3.3	0 / 1.5
Non-family households	38.2 / 38.4	32.7 / 32.8	56.2 / 53.9
Householder living alone	32.6 / 32.1	27.2 / 25.9	50 / 49.1
Householder 15–34 years	4.7 / 0.7	0.9 / 0.4	17.1 / 1.8
Householder 35–64 years	14.8 / 14.6	13.4 / 7.9	19.2 / 33
Householder 65 years and over	13.1 / 16.8	12.9 / 17.7	13.7 / 14.3
Householder not living alone	5.6 / 6.3	5.5 / 6.9	6.1 / 4.8
Householder 15–34 years	0.9 / 0.7	0.3 / 0	2.9 / 2.5
Householder 35–64 years	3.2 / 2.8	3.2 / 3.5	3.2 / 0.8
Householder 65 years and over	1.5 / 2.9	1.9 / 3.3	0 / 1.5

Household income (renter- vs. owner-occupied units; percent of total): County, 2016/2021
Source: American Community Survey 5-Year Estimates (S2503)

	Occupied units	Owner-occupied	Renter-occupied
Total units (same as households)	6,134 / 6,801	4,695 / 4,987	1,439 / 1,814
Less than \$5,000	3.6 / 4	3.9 / 1.6	2.7 / 10.3
\$5,000 to \$9,999	1.9 / 1.4	1.3 / 0.7	4.1 / 3.3
\$10,000 to \$14,999	3.5 / 2.4	2.4 / 1.1	6.9 / 6.1
\$15,000 to \$19,999	4.2 / 2.4	3.8 / 1.2	5.6 / 5.7
\$20,000 to \$24,999	2.4 / 2.3	2 / 3.1	3.6 / 0.2
\$25,000 to \$34,999	12.3 / 6.9	12.8 / 5	10.6 / 12.2
\$35,000 to \$49,999	11.7 / 10.1	8.4 / 8.5	22.6 / 14.7
\$50,000 to \$74,999	15.2 / 18.7	13.9 / 18.9	19.3 / 18.1
\$75,000 to \$99,999	13.1 / 10.3	15 / 11.6	6.9 / 7
\$100,000 to \$149,999	18 / 16.9	18.7 / 19	15.7 / 11.2
\$150,000 or more	14.1 / 24.6	17.8 / 29.4	2 / 11.2
Median household income	\$63,534 / \$77,392	\$77,482 / \$95,684	\$46,049 / \$44,560

Single-family building permits issued by year and town, 2015-2022¹

Source: Town building departments and town reports, MVC data

	2015	2016	2017	2018	2019	2020	2021	2022
Aquinnah	2	3	8	1	1	4	2	4
Chilmark	17	16	16	11	15	11	13	9?
Edgartown	67	42	56	55	61	40	71	68
Oak Bluffs	21	27	28	25	37	18	19	22
Tisbury	16	24	18	18	19	17	26	16
W.Tisbury	15	11	14	13	18	15	14	19

¹ Does not include alterations or additions

Affordable housing by town and type, 2019

Source: Department of Housing and Community Development, Island Housing Trust

Affordable housing is generally defined as housing that does not cost more than 30% of a household's total income. The term also often applies to housing that affordable to low- or moderate-income households (earning up to 80% of the area median income as defined by the Department of Housing and Urban Development).²

The Subsidized Housing Inventory (SHI) is the state's official list of low- and moderate-income housing in an area. It is typically used for purposes related to Chapter 40B, the state's comprehensive permit law. As of 2019, the Vineyard had 411 SHI units, and 449 units that were considered affordable by other standards. (Some were only affordable on a temporary basis, for example, or to households earning more than 80 percent of the area median income.) Aquinnah had 41 SHI units as of 2019 (including tribal housing), which accounted for more than a quarter of its overall affordable housing stock, making it the only town in Dukes County to meet the 10% SHI goal defined by Chapter 40B.

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	W.Tisbury	Island
SHI							
Rental	33	0	68	124	81	6	312
Ownership	0	0	5	1	6	5	17
Accessory apartments	0	0	0	0	0	0	0
Rehab	8	0	16	21	22	12	79
Rental assistance	0	0	0	0	0	0	0
Total	41	0	89	146	109	23	409
<i>Percent of total year-round units</i>	<i>32.9%</i>	<i>0%</i>	<i>7.8%</i>	<i>9.7%</i>	<i>9%</i>	<i>10.2%</i>	<i>9.4%</i>
<i>State SHI percent</i>	<i>26%</i>	<i>0%</i>	<i>4.5%</i>	<i>6.8%</i>	<i>5.5%</i>	<i>1.8%</i>	<i>5.2%</i>
Non-SHI							
Rental	0	6	0	0	29	12	47
Ownership	9	8	38	38	20	35	148
Accessory apartments	0	0	0	0	0	44	44
Rehab	4	0	4	57	37	9	111
Rental assistance	2	4	27	23	24	19	99
Total	15	18	69	118	110	119	449
Total restricted							
Rental	33	6	68	124	110	19	359
Ownership	9	8	43	38	26	40	165
Accessory apartments	0	0	0	0	0	44	44
Rehab	12	0	20	78	59	21	190
Rental assistance	2	4	27	23	24	19	99
Total	56	18	158	264	219	142	857

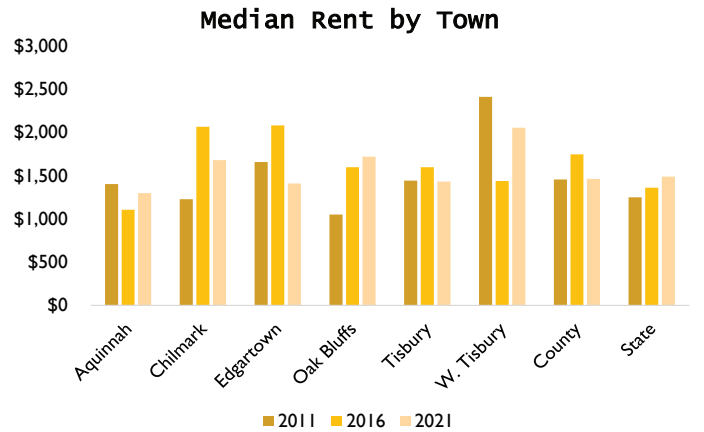
² In 2005, under MGL Title 17, Section 38D, Dukes and Nantucket counties were provided allowance by the state to define "low and moderate" as up to 150% of AMI, which allowed town housing trusts and the Dukes County Regional Housing Authority to serve households with up to 150% AMI. However, this has not redefined state or Federal definitions of "low and moderate," which remain at up to 80% of AMI.

Median rent by town, 2011-2021 (adjusted for inflation)¹

Source: American Community Survey 5-Year Estimates (DP04)

The figures below from the ACS have been adjusted for inflation based on the 2021 dollar value. As of 2021, the median rent in Dukes County was about equal to the statewide median. However, Dukes County has a lower vacancy rate than statewide (about 1.9% compared to 4% as of 2021), which increases the burden on renters.

	2011	2016	2021
Aquinnah	\$1,401	\$1,105	\$1,297
Chilmark	\$1,226	\$2,064	\$1,679
Edgartown	\$1,656	\$2,078	\$1,408
Gosnold	\$903	UA	UA
Oak Bluffs	\$1,049	\$1,597	\$1,719
Tisbury	\$1,441	\$1,597	\$1,431
W.Tisbury	\$2,409+	\$1,438	\$2,052
County	\$1,455	\$1,744	\$1,462
State	\$1,249	\$1,360	\$1,487

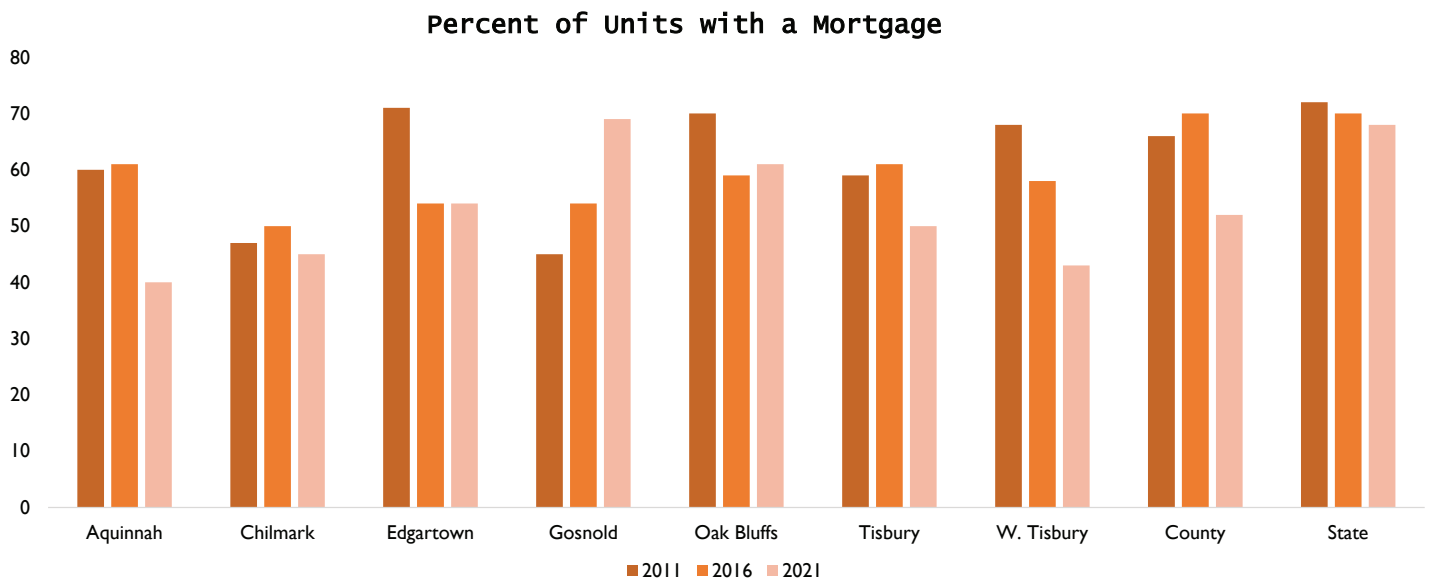


¹ Includes any deed-restricted units.

Number and percent of occupied housing units with a mortgage, by town, 2011-2021

Source: American Community Survey 5-Year Estimates (DP04)

	2011	2016	2021
Aquinnah	40 (60%)	72 (61%)	76 (40%)
Chilmark	118 (47%)	137 (50%)	205 (45%)
Edgartown	848 (71%)	586 (54%)	557 (54%)
Gosnold	13 (45%)	13 (54%)	9 (69%)
Oak Bluffs	836 (70%)	856 (59%)	783 (61%)
Tisbury	547 (59%)	570 (61%)	581 (50%)
W.Tisbury	594 (68%)	468 (58%)	368 (43%)
County	2,996 (66%)	2,702 (70%)	2,579 (52%)
State	1,157,325 (72%)	1,115,649 (70%)	1,159,423 (68%)



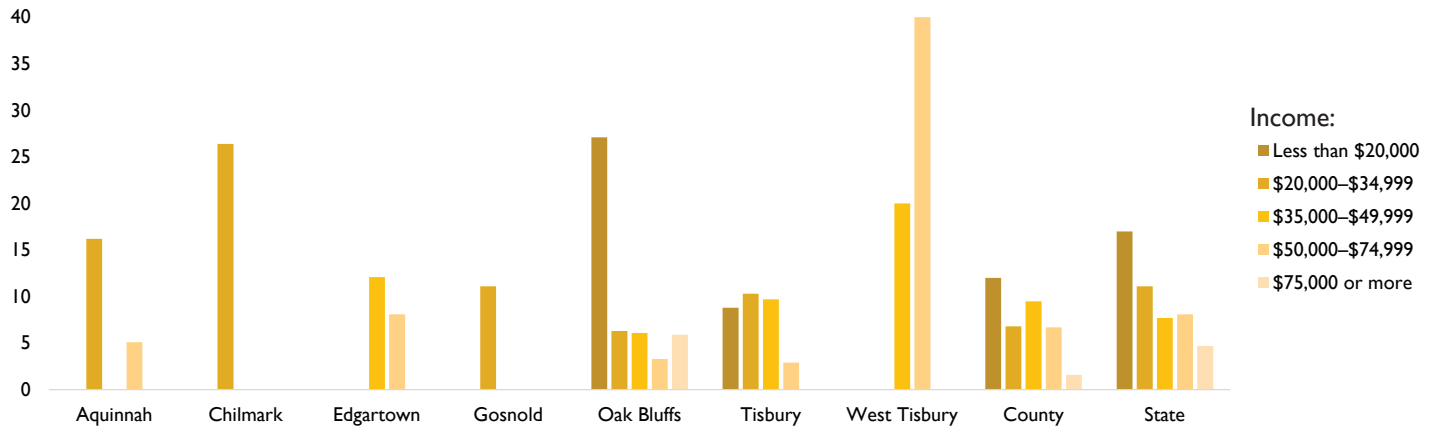
Cost burden: Percent of Households paying 30% or more of income on housing, by town, 2021*
 Source: American Community Survey 5-Year Estimates (S2503)

Black = Percent of all occupied units
 Blue = Percent of renter-occupied units
 Orange = Percent of owner-occupied units

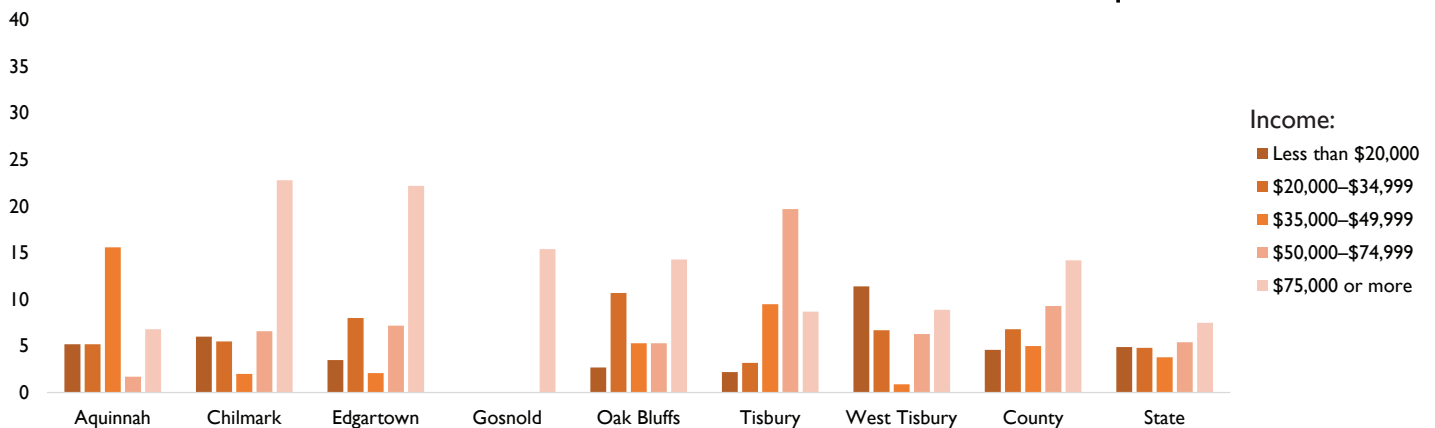
Income:	Less than \$20,000	\$20,000–\$34,999	\$35,000–\$49,999	\$50,000–\$74,999	\$75,000 or more
Aquinnah (223 occupied units)	4.5 (0 / 5.2)	2.2 (16.1 / 5.2)	13.5 (0 / 15.6)	8.5 (5.1 / 1.7)	5.8 (0 / 6.8)
Chilmark (519 occupied units)	5.2 (0 / 6)	6.9 (16.4 / 5.5)	1.7 (0 / 2)	5.8 (0 / 6.6)	19.8 (0 / 22.8)
Edgartown (1,401 occupied units)	4 (0 / 3.5)	6.2 (0 / 8)	4.8 (12.1 / 2.1)	7.4 (8.1 / 7.2)	16.3 (0 / 22.2)
Gosnold (22 occupied units)	0 (0 / 0)	4.5 (11.1 / 0)	0 (0 / 0)	0 (0 / 0)	9.1 (0 / 15.4)
Oak Bluffs (1,766 occupied units)	9.5 (27.1 / 2.7)	9.5 (6.3 / 10.7)	5.5 (6.1 / 5.3)	4.7 (3.3 / 5.3)	11.9 (5.9 / 14.3)
Tisbury (1,888 occupied units)	4.7 (8.8 / 2.2)	5.9 (10.3 / 3.2)	9.7 (10.1 / 9.5)	13.2 (2.9 / 19.7)	5.3 (0 / 8.7)
West Tisbury (982 occupied units)	10 (0 / 11.4)	5.9 (0 / 6.7)	3.3 (20 / 0.9)	10.4 (40 / 6.3)	7.8 (0 / 8.9)
County (6,801 occupied units)	6.6 (12 / 4.6)	6.8 (6.8 / 6.8)	6.2 (9.5 / 5)	8.6 (6.7 / 9.3)	10.8 (1.6 / 14.2)
State (2,759,018 occupied units)	9.3 (17 / 4.9)	7.1 (11.1 / 4.8)	5.2 (7.7 / 3.8)	6.4 (8.1 / 5.4)	6.5 (4.7 / 7.5)

* Monthly housing cost as percentage of household income in last 12 months; applies only to occupied units.

Percent of Cost-Burdened Households: Renter-Occupied



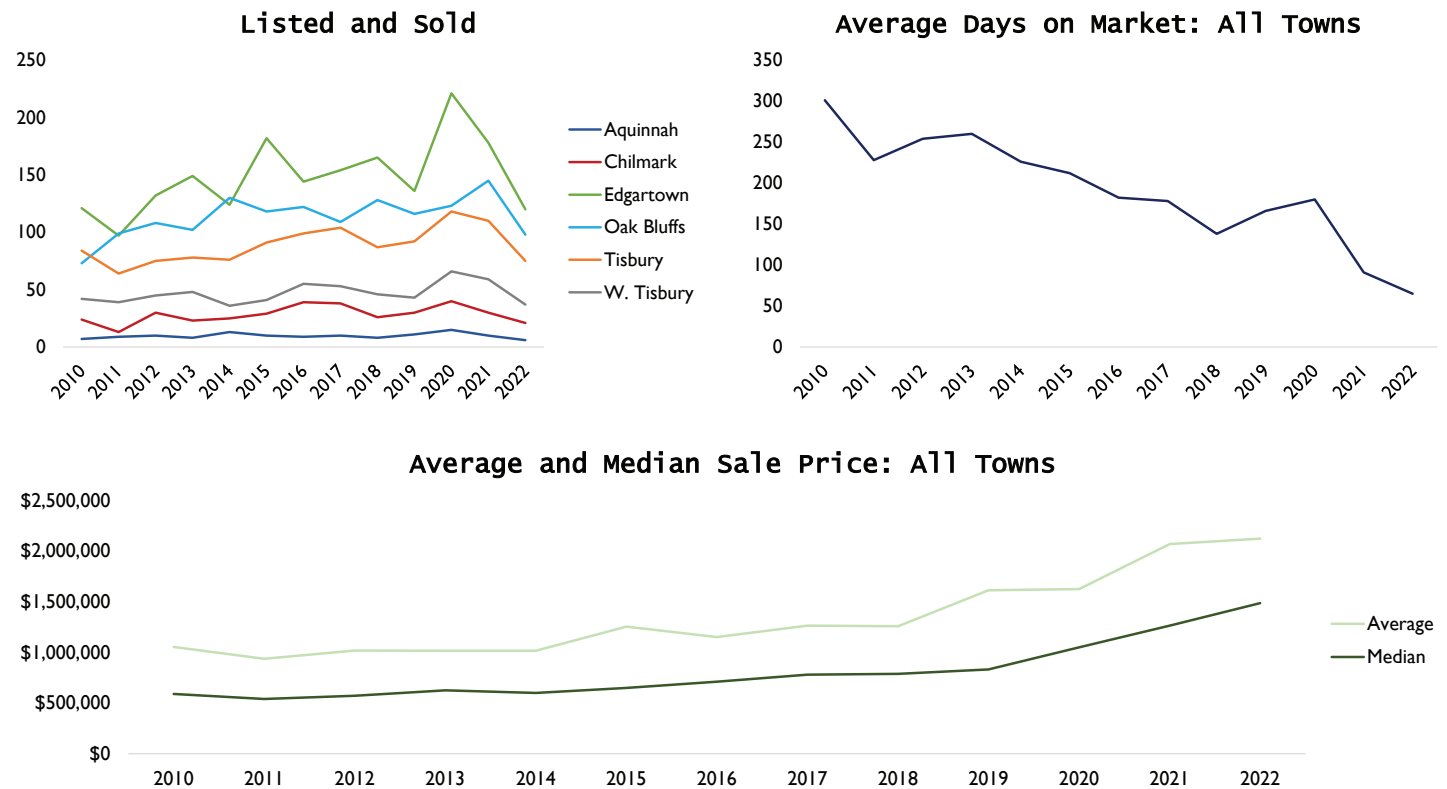
Percent of Cost-Burdened Households: Owner-Occupied



Home sales: listings (sold), average and median price, days on market by town, 2010-2022*

Source: LINK Martha's Vineyard

The Vineyard's housing market, already on an upswing, escalated even more during the COVID-19 pandemic. The number of home sales increased in every Island town in 2020 but has declined since then. The average home price has grown 69% since 2018, to about \$2.12 million; and the median home price about 88%, to \$1.49 million. Meanwhile, the average number of days on market has declined significantly since 2012, further indicating an increasing demand for residential properties.

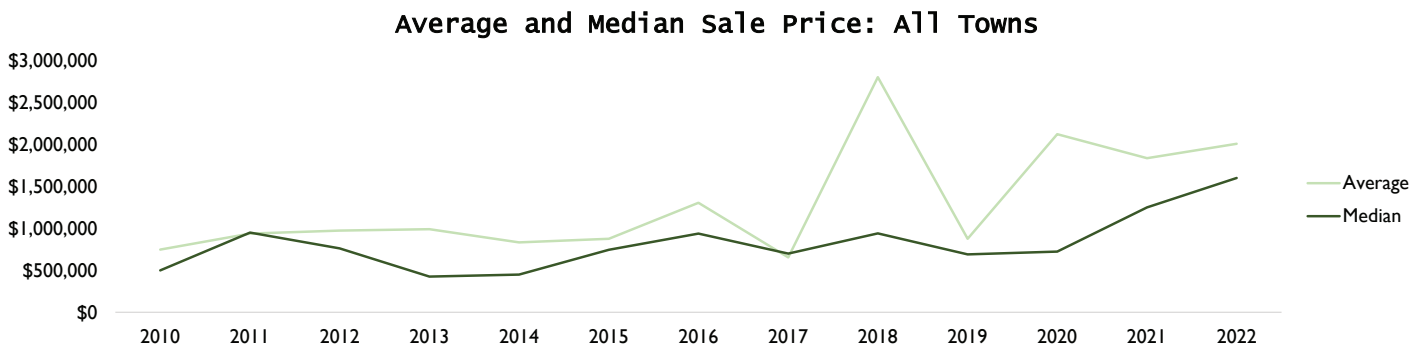
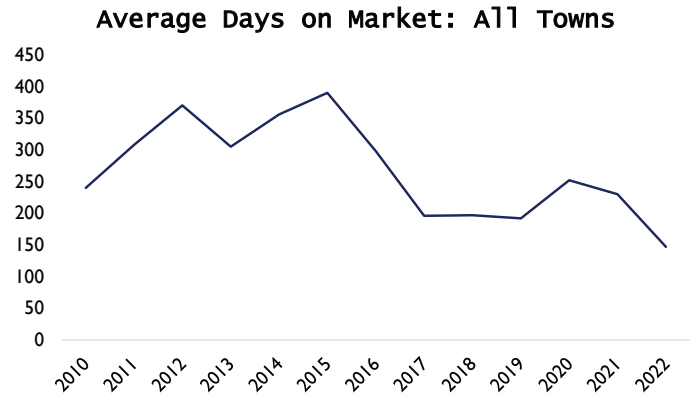
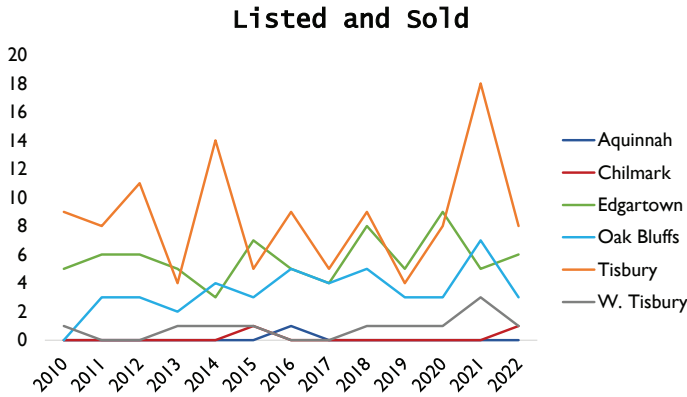


Average price	2012	2014	2016	2018	2020	2022
Aquinnah	\$1,023,890	\$1,243,038	\$1,275,278	\$1,593,894	\$1,848,462	\$1,770,000
Chilmark	\$2,266,237	\$1,598,020	\$2,637,955	\$2,342,212	\$2,303,427	\$3,838,286
Edgartown	\$1,292,778	\$1,391,212	\$1,408,996	\$1,693,705	\$2,074,582	\$2,560,319
Oak Bluffs	\$482,915	\$561,805	\$653,429	\$758,512	\$983,344	\$1,518,019
Tisbury	\$649,868	\$991,535	\$804,259	\$893,141	\$1,228,094	\$1,578,133
W.Tisbury	\$1,272,511	\$986,743	\$1,127,370	\$1,099,592	\$1,579,302	\$2,466,689
Island	\$1,017,576	\$1,015,966	\$1,150,851	\$1,257,574	\$1,625,768	\$2,124,243
Median price	2012	2014	2016	2018	2020	2022
Aquinnah	\$749,450	\$1,100,000	\$1,150,000	\$1,328,075	\$1,480,000	\$1,187,500
Chilmark	\$1,821,250	\$1,460,000	\$1,550,000	\$1,545,000	\$1,688,313	\$3,400,000
Edgartown	\$736,750	\$719,250	\$910,750	\$890,000	\$1,430,000	\$1,675,000
Oak Bluffs	\$362,600	\$453,325	\$550,500	\$632,498	\$840,000	\$1,124,500
Tisbury	\$430,000	\$586,500	\$572,750	\$680,000	\$822,500	\$1,100,000
W.Tisbury	\$965,000	\$667,500	\$779,500	\$944,500	\$1,257,500	\$1,750,000
Island	\$572,500	\$600,000	\$711,000	\$788,500	\$1,050,000	\$1,485,560

* Single- and multi-family homes, and condos.

Commercial real estate sales: listings (sold), average and median price, days on market by town, 2010–2022
 Source: LINK Martha's Vineyard

The number of commercial property sales on the Island is much smaller than the number of residential sales (the Island averages about 19 commercial sales per year), but both markets follow some similar trends. Total commercial sales, along with average and median sale prices, have increased in recent years, including an uptick during the COVID-19 pandemic, while the average number of days on market has declined.



Average price	2012	2014	2016	2018	2020	2022
Aquinnah	-	-	\$1,290,000	-	-	-
Chilmark	-	-	-	-	-	\$2,575,000
Edgartown	\$1,235,833	\$270,000	\$1,051,200	\$5,392,411	\$3,183,222	\$2,049,167
Oak Bluffs	\$1,291,667	\$1,392,750	\$1,365,000	\$1,055,000	\$560,833	\$2,866,667
Tisbury	\$745,727	\$842,150	\$1,413,889	\$1,163,056	\$1,225,000	\$1,028,063
W.Tisbury	-	\$150,000	-	\$5,500,000	\$4,435,186	\$6,450,000
Island	\$974,650	\$832,777	\$1,304,800	\$2,799,208	\$2,122,223	\$2,007,605

Median price	2012	2014	2016	2018	2020	2022
Aquinnah	-	-	\$1,290,000	-	-	-
Chilmark	-	-	-	-	-	\$2,575,000
Edgartown	\$890,000	\$200,000	\$256,000	\$627,500	\$420,000	\$1,722,500
Oak Bluffs	\$1,425,000	\$712,500	\$875,000	\$975,000	\$550,000	\$2,300,000
Tisbury	\$455,000	\$650,000	\$1,100,000	\$940,000	\$900,000	\$662,500
W.Tisbury	-	\$150,000	-	\$5,500,000	\$4,435,186	\$6,450,000
Island	\$762,500	\$450,000	\$937,500	\$940,000	\$722,500	\$1,600,000