



Martha's Vineyard
Second Quarter 2014
Sales Summary

Explanation of Statistics

Sales	Number of sales, including non-broker transactions. We exclude non arm's length transactions.
%+-	Percent change from previous year [(value this year – value last year)/ value last year]
% Tot	Percentage of total sales
Avg Sell	Average (Mean) Selling Price
Med Sell	Median Selling Price
% of AV	Average Selling Price / Assessed Value
DTS	Average Days on Market to Sale Date.

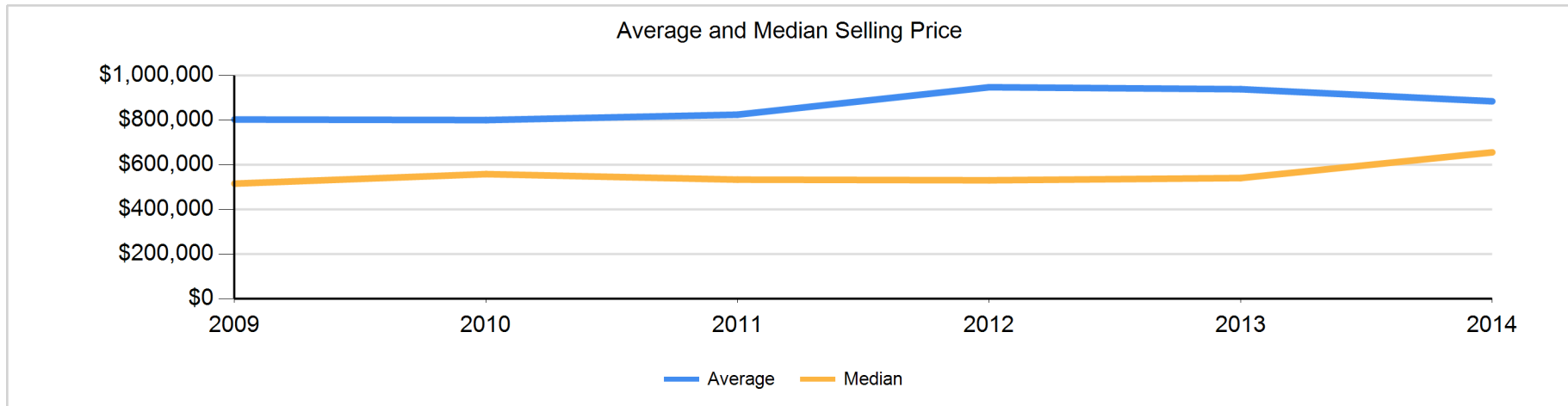
Single and Multi family sales only unless otherwise specified.

Information deemed reliable but not guaranteed.



Island Wide
 Second Quarter 2014
 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	55	0%	\$802,078	-29%	\$515,000	-34%	93%	-26%	\$44,114,296	-29%	347
2010	98	78%	\$799,611	0%	\$557,500	8%	110%	18%	\$78,361,859	78%	329
2011	74	-24%	\$823,835	3%	\$532,928	-4%	92%	-16%	\$60,963,825	-22%	302
2012	92	24%	\$946,524	15%	\$530,000	-1%	94%	2%	\$87,080,196	43%	365
2013	93	1%	\$937,811	-1%	\$540,000	2%	105%	12%	\$87,216,443	0%	382
2014	85	-9%	\$883,600	-6%	\$655,000	21%	103%	-2%	\$75,106,000	-14%	327



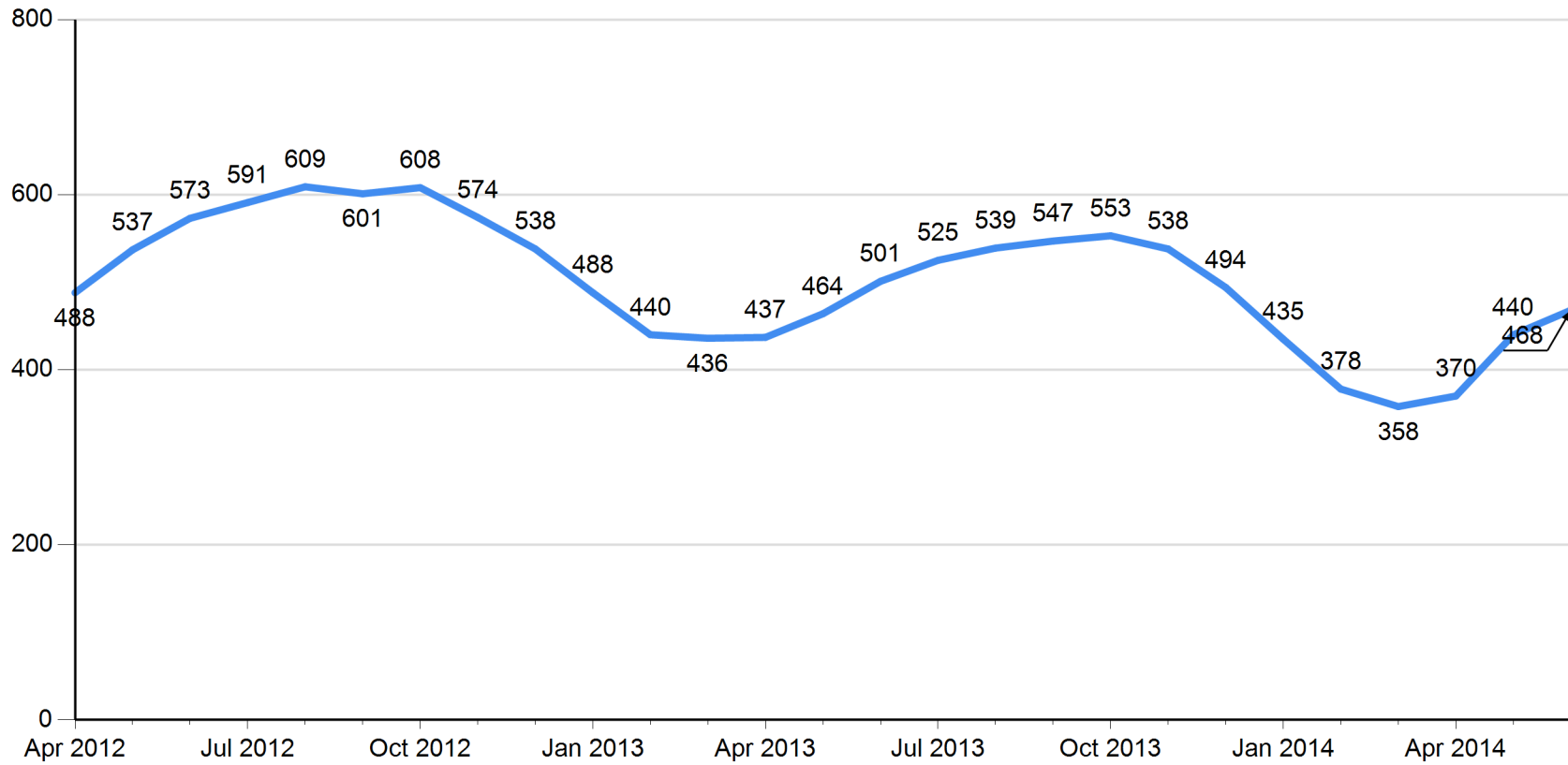


LINK

Island Wide

Second Quarter 2014

Available Inventory





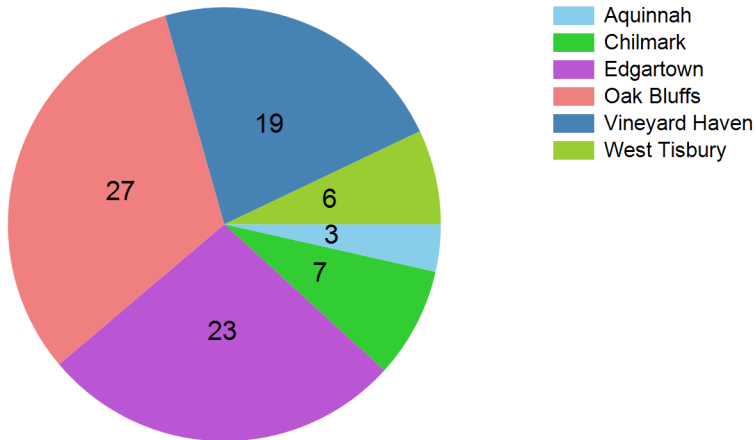
Island Wide

Second Quarter 2014

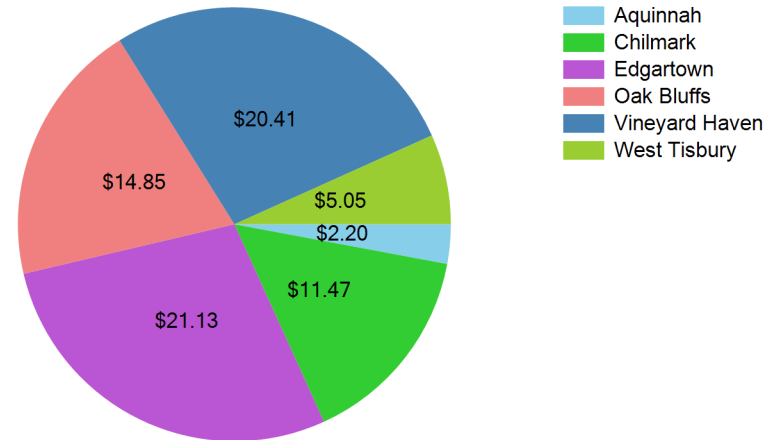
Sales Summary By Area

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
Aquinnah	3	50%	\$734,000	-29%	\$700,000	-32%	69%	-25%	\$2,202,000	7%	934
Chilmark	7	75%	\$1,638,714	1%	\$1,725,000	-1%	86%	-25%	\$11,471,000	77%	428
Edgartown	23	-21%	\$918,565	-31%	\$628,000	-26%	102%	-12%	\$21,127,000	-45%	316
Oak Bluffs	27	0%	\$549,833	25%	\$467,500	27%	108%	9%	\$14,845,500	25%	368
Vineyard Haven	19	19%	\$1,074,447	30%	\$587,000	35%	104%	8%	\$20,414,500	54%	213
West Tisbury	6	-60%	\$841,000	-16%	\$700,000	11%	114%	10%	\$5,046,000	-67%	193

Sales by Area



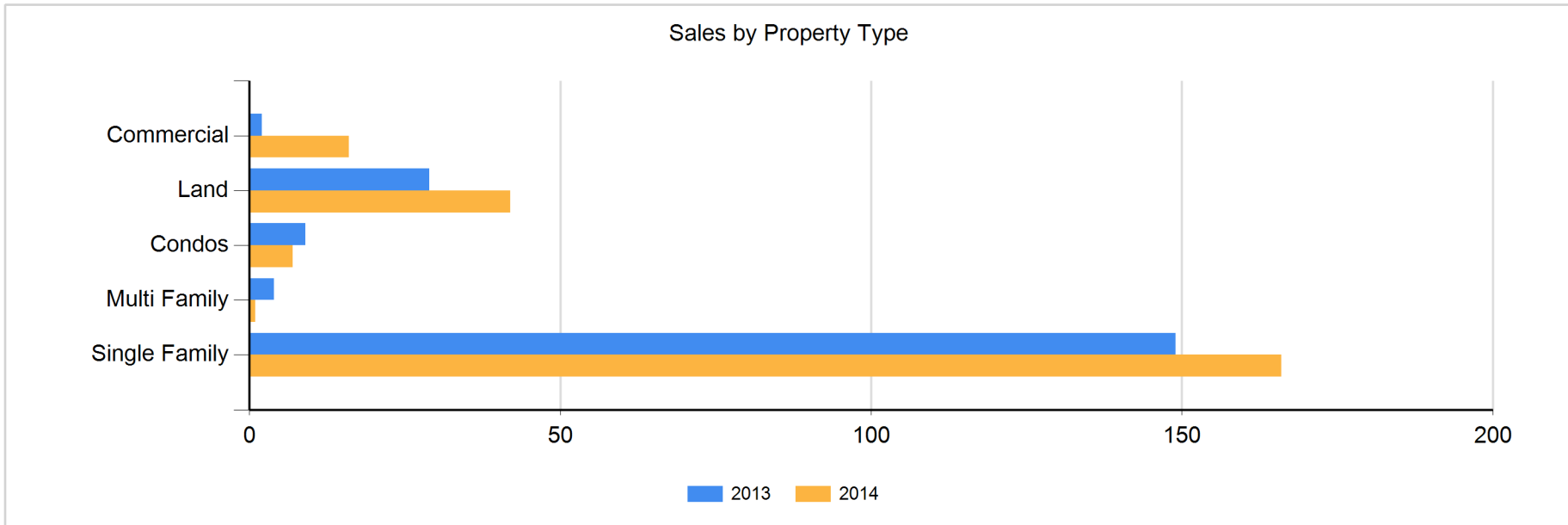
Sales by Area (\$ Millions)





Island Wide
 Second Quarter 2014
 Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	88	40%	\$92,246,700	68%	86	-13%	\$75,586,000	-17%	174	\$167,832,700
Single Family	81	35%	\$89,492,700	70%	85	-4%	\$75,106,000	-12%	166	\$164,598,700
Multi Family	1		\$600,000		0	-100%			1	\$600,000
Condos	6	100%	\$2,154,000	1%	1	-83%	\$480,000	-86%	7	\$2,634,000
Land	18	64%	\$7,192,500	51%	24	33%	\$13,646,674	149%	42	\$20,839,174
Commercial	5		\$2,347,500		11	450%	\$9,268,597	1383%	16	\$11,616,097

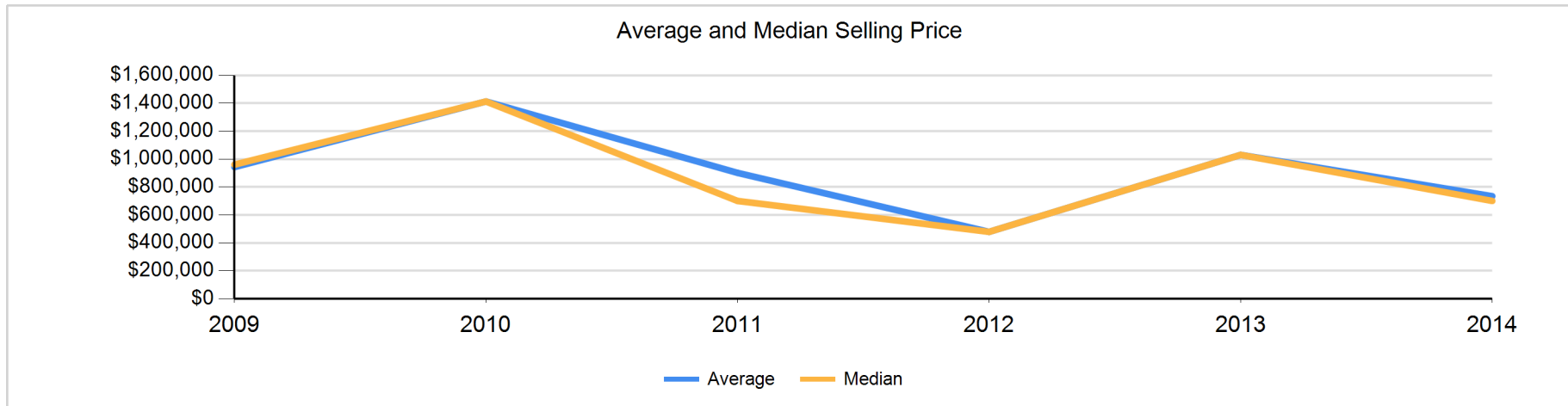




Aquinnah

Second Quarter 2014 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	3	-25%	\$942,333	-35%	\$960,000	-22%	96%	-53%	\$2,827,000	-51%	513
2010	2	-33%	\$1,412,500	50%	\$1,412,500	47%	102%	6%	\$2,825,000	0%	
2011	3	50%	\$901,083	-36%	\$700,000	-50%	95%	-7%	\$2,703,250	-4%	281
2012	2	-33%	\$478,500	-47%	\$478,500	-32%	77%	-19%	\$957,000	-65%	263
2013	2	0%	\$1,030,000	115%	\$1,030,000	115%	92%	19%	\$2,060,000	115%	72
2014	3	50%	\$734,000	-29%	\$700,000	-32%	69%	-25%	\$2,202,000	7%	934

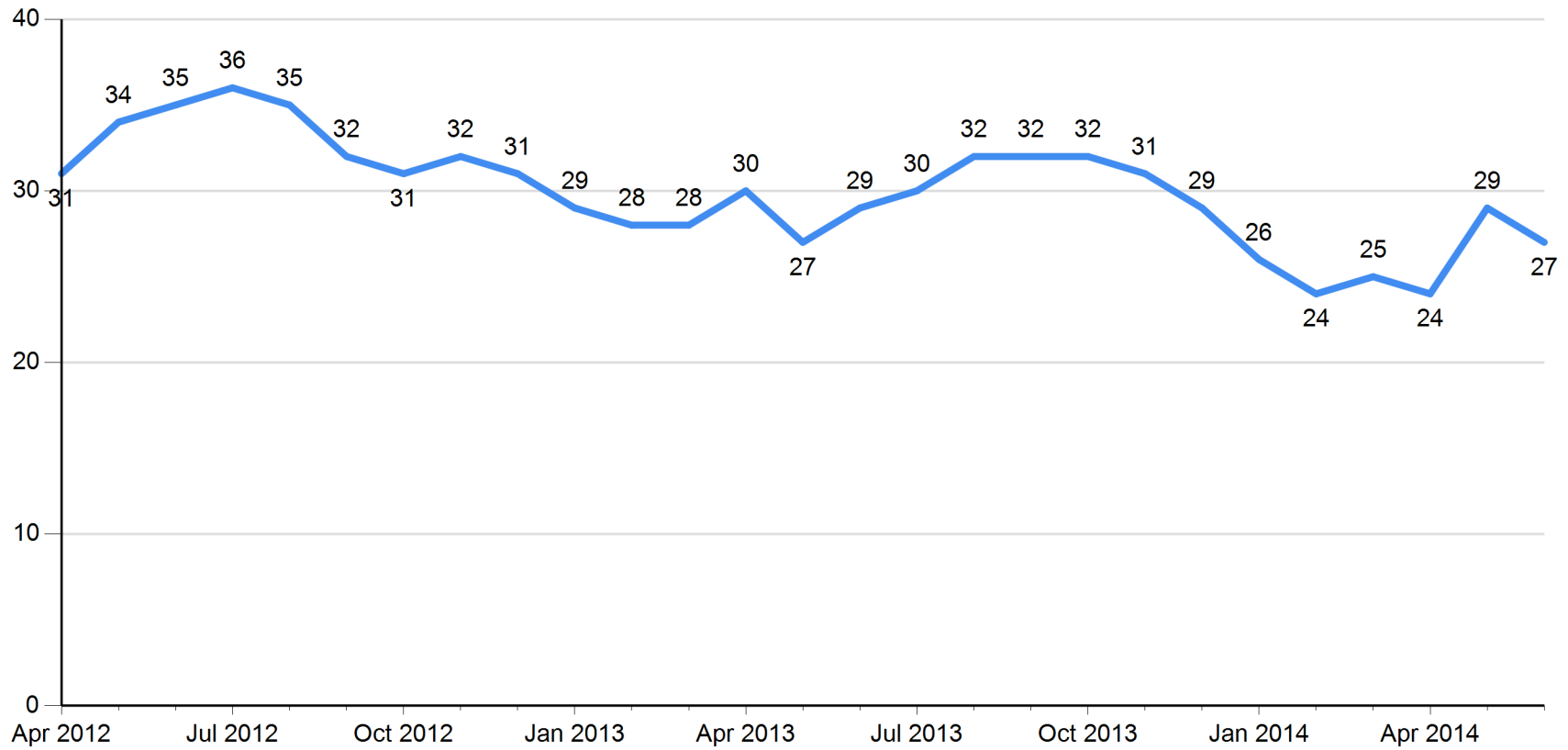




Aquinnah

Second Quarter 2014

Available Inventory

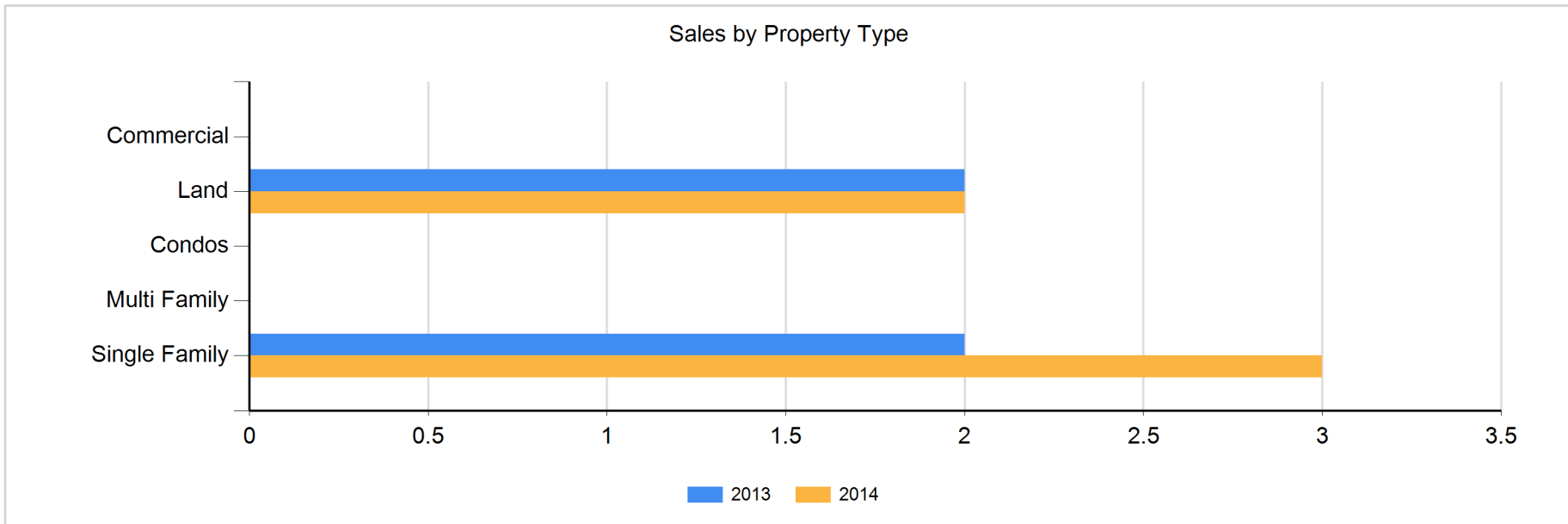




Aquinnah

Second Quarter 2014
Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	0				3	50%	\$2,202,000	7%	3	\$2,202,000
Single Family	0				3	50%	\$2,202,000	7%	3	\$2,202,000
Multi Family	0				0				0	
Condos	0				0				0	
Land	1	0%	\$250,000	-17%	1	0%	\$300,000	15%	2	\$550,000
Commercial	0				0				0	

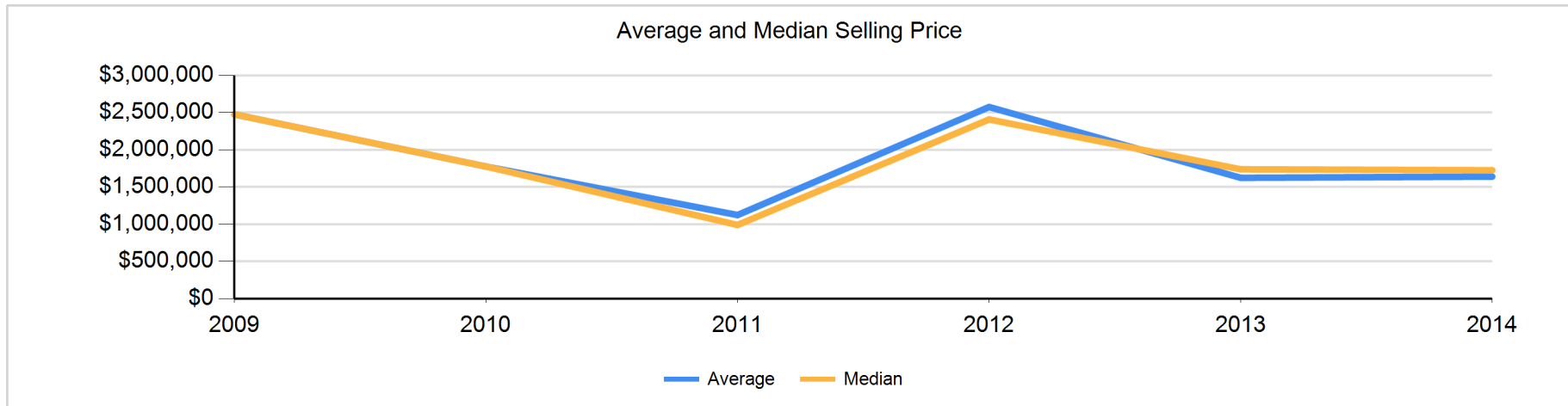




Chilmark

Second Quarter 2014 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	1	-67%	\$2,475,000	13%	\$2,475,000	15%	49%	-64%	\$2,475,000	-62%	
2010	2	100%	\$1,775,000	-28%	\$1,775,000	-28%	115%	135%	\$3,550,000	43%	659
2011	3	50%	\$1,123,167	-37%	\$990,000	-44%	107%	-7%	\$3,369,500	-5%	176
2012	8	167%	\$2,574,451	129%	\$2,407,303	143%	99%	-7%	\$20,595,605	511%	630
2013	4	-50%	\$1,623,125	-37%	\$1,737,500	-28%	114%	15%	\$6,492,500	-68%	1010
2014	7	75%	\$1,638,714	1%	\$1,725,000	-1%	86%	-25%	\$11,471,000	77%	428

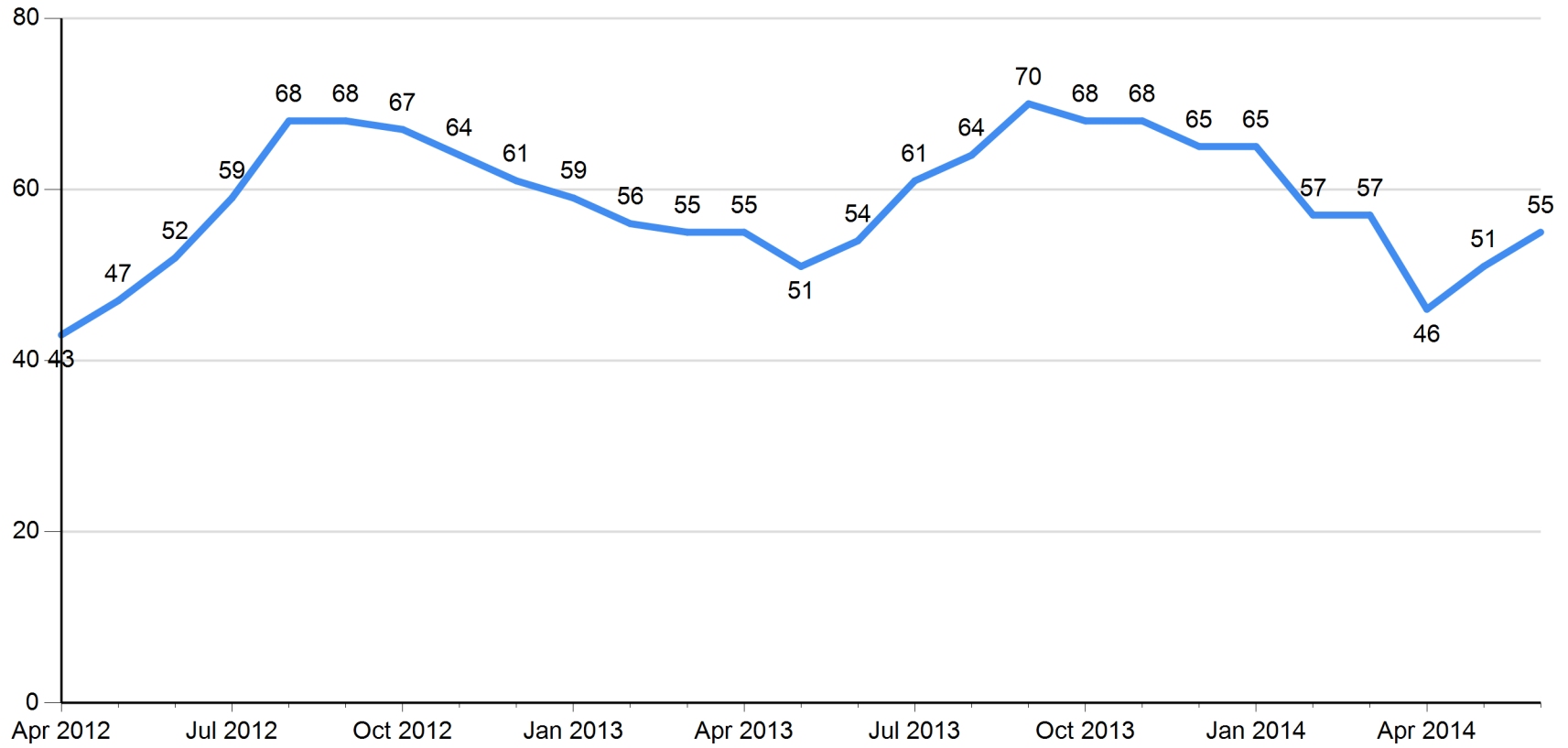




Chilmark

Second Quarter 2014

Available Inventory

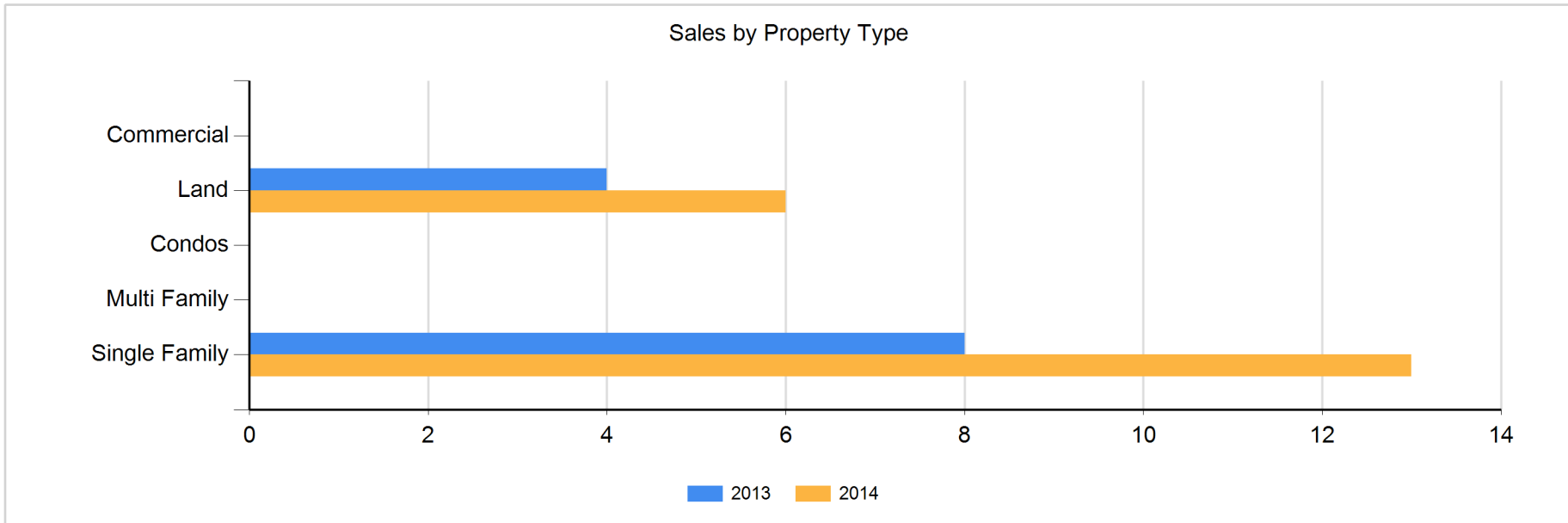




Chilmark

Second Quarter 2014 Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	6	50%	\$12,080,000	152%	7	75%	\$11,471,000	77%	13	\$23,551,000
Single Family	6	50%	\$12,080,000	152%	7	75%	\$11,471,000	77%	13	\$23,551,000
Multi Family	0				0				0	
Condos	0				0				0	
Land	3	50%	\$1,315,000	40%	3	50%	\$4,295,000	619%	6	\$5,610,000
Commercial	0				0				0	

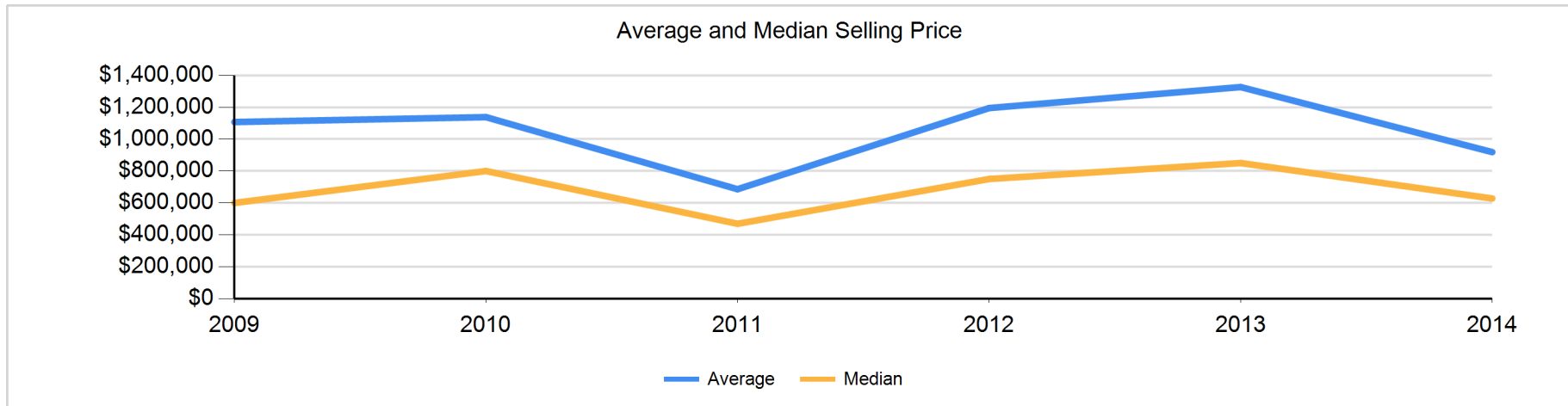




Edgartown

Second Quarter 2014 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	22	38%	\$1,107,121	-20%	\$600,000	-17%	95%	-29%	\$24,356,671	11%	341
2010	29	32%	\$1,137,839	3%	\$800,000	33%	129%	36%	\$32,997,325	35%	283
2011	18	-38%	\$686,018	-40%	\$469,363	-41%	96%	-26%	\$12,348,331	-63%	254
2012	27	50%	\$1,194,650	74%	\$750,000	60%	98%	2%	\$32,255,550	161%	272
2013	29	7%	\$1,326,311	11%	\$850,000	13%	116%	18%	\$38,463,032	19%	393
2014	23	-21%	\$918,565	-31%	\$628,000	-26%	102%	-12%	\$21,127,000	-45%	316

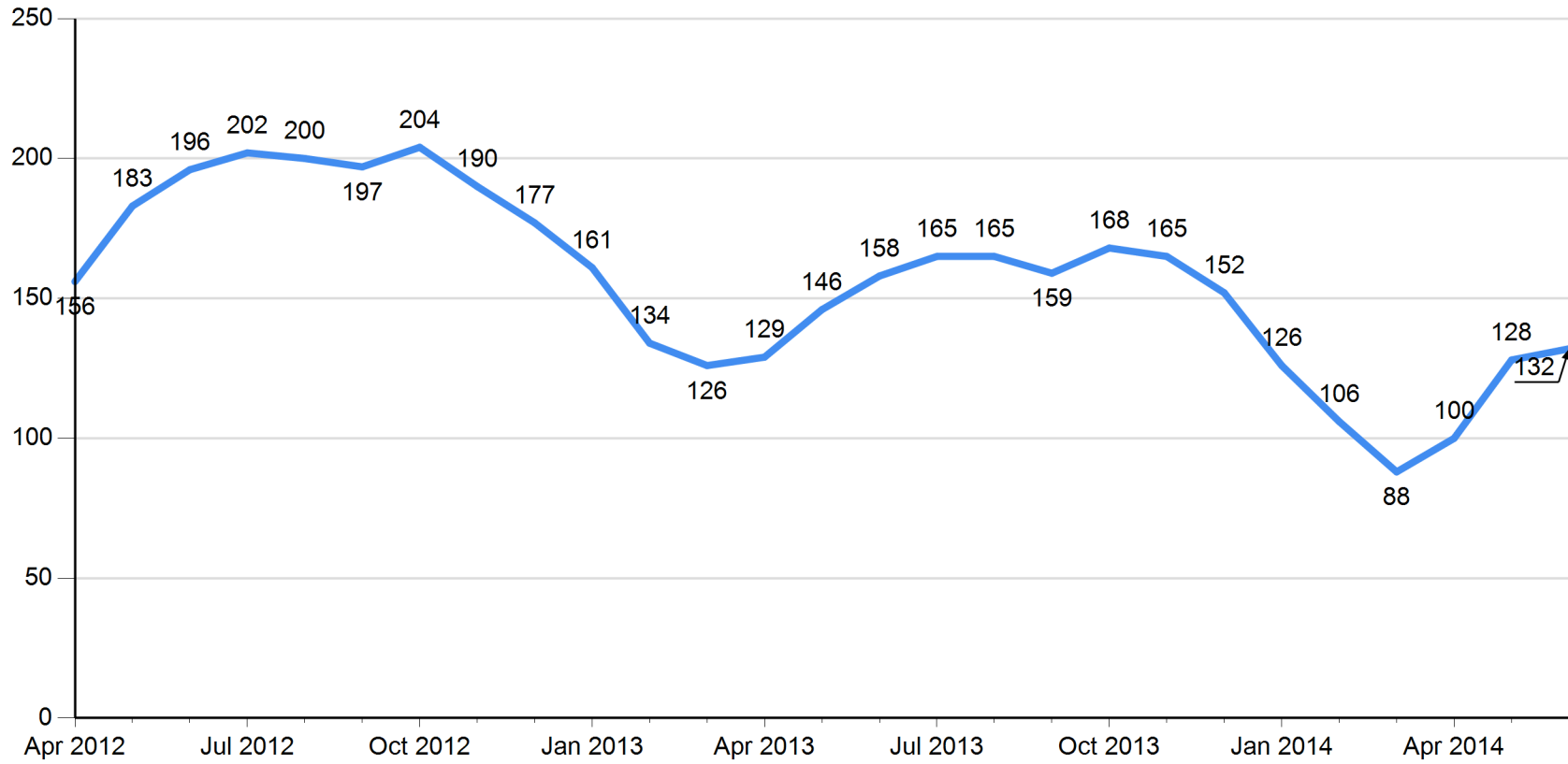




Edgartown

Second Quarter 2014

Available Inventory

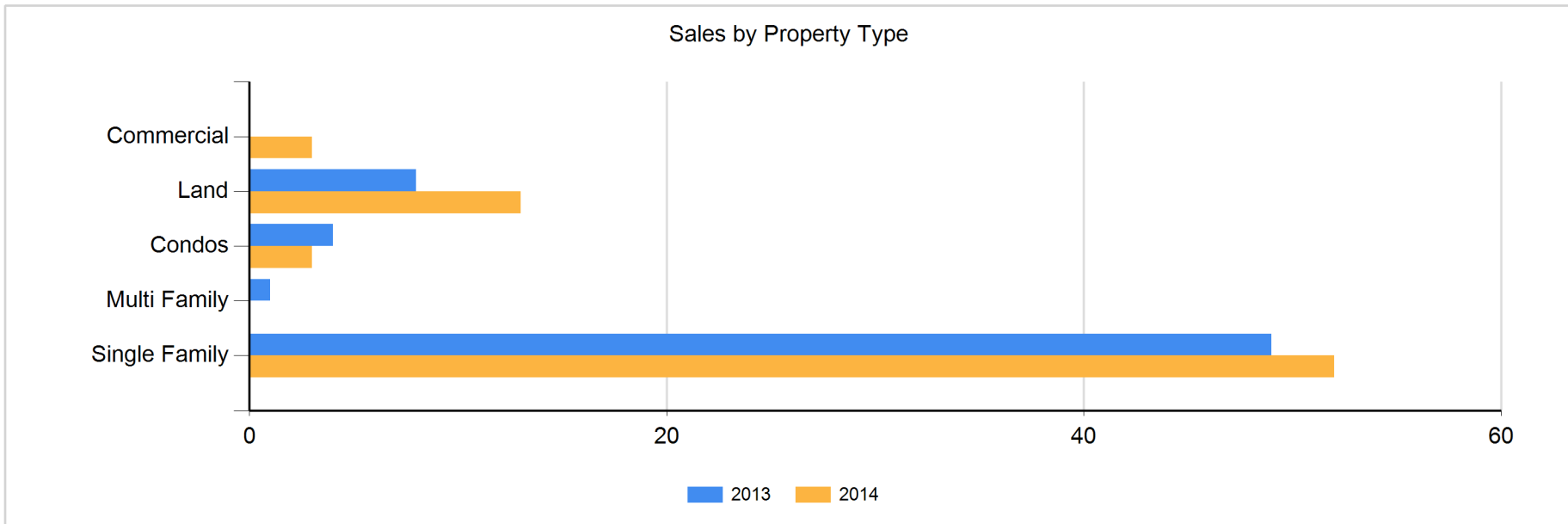




Edgartown

Second Quarter 2014
Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	32	45%	\$48,793,250	95%	23	-28%	\$21,127,000	-48%	55	\$69,920,250
Single Family	29	38%	\$47,133,250	97%	23	-18%	\$21,127,000	-44%	52	\$68,260,250
Multi Family	0				0	-100%			0	
Condos	3	200%	\$1,660,000	50%	0	-100%			3	\$1,660,000
Land	3	-25%	\$1,054,000	-62%	10	150%	\$5,672,676	186%	13	\$6,726,676
Commercial	1		\$200,000		2		\$610,000		3	\$810,000

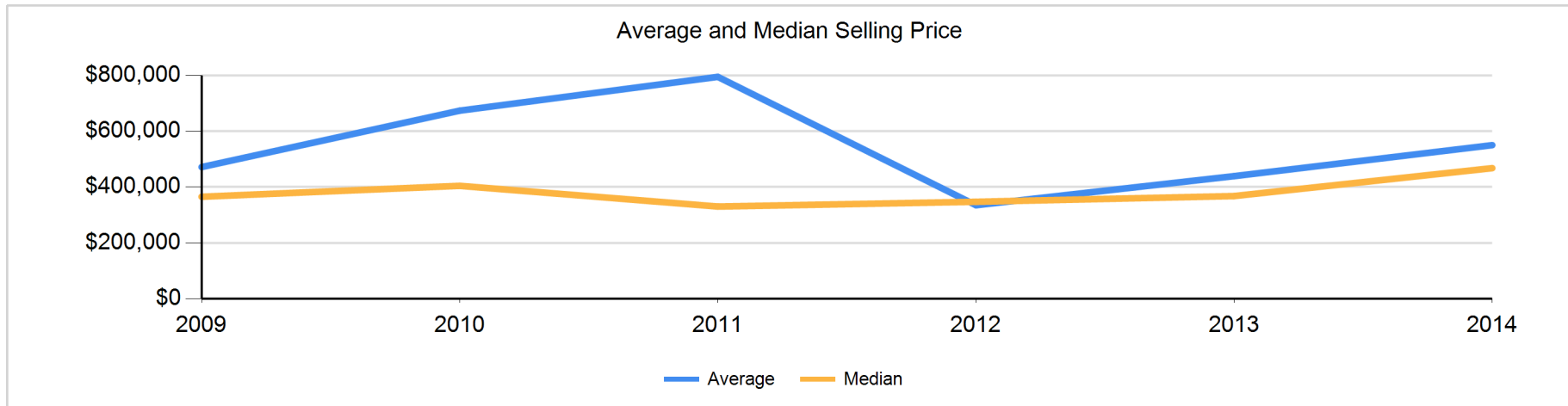




Oak Bluffs

Second Quarter 2014
Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	14	-7%	\$471,277	-46%	\$365,000	-36%	96%	-21%	\$6,597,875	-50%	382
2010	22	57%	\$673,317	43%	\$404,117	11%	102%	6%	\$14,812,984	125%	322
2011	19	-14%	\$794,431	18%	\$330,000	-18%	80%	-22%	\$15,094,186	2%	356
2012	24	26%	\$334,701	-58%	\$347,000	5%	80%	0%	\$8,032,822	-47%	567
2013	27	13%	\$438,860	31%	\$367,500	6%	99%	24%	\$11,849,211	48%	262
2014	27	0%	\$549,833	25%	\$467,500	27%	108%	9%	\$14,845,500	25%	368

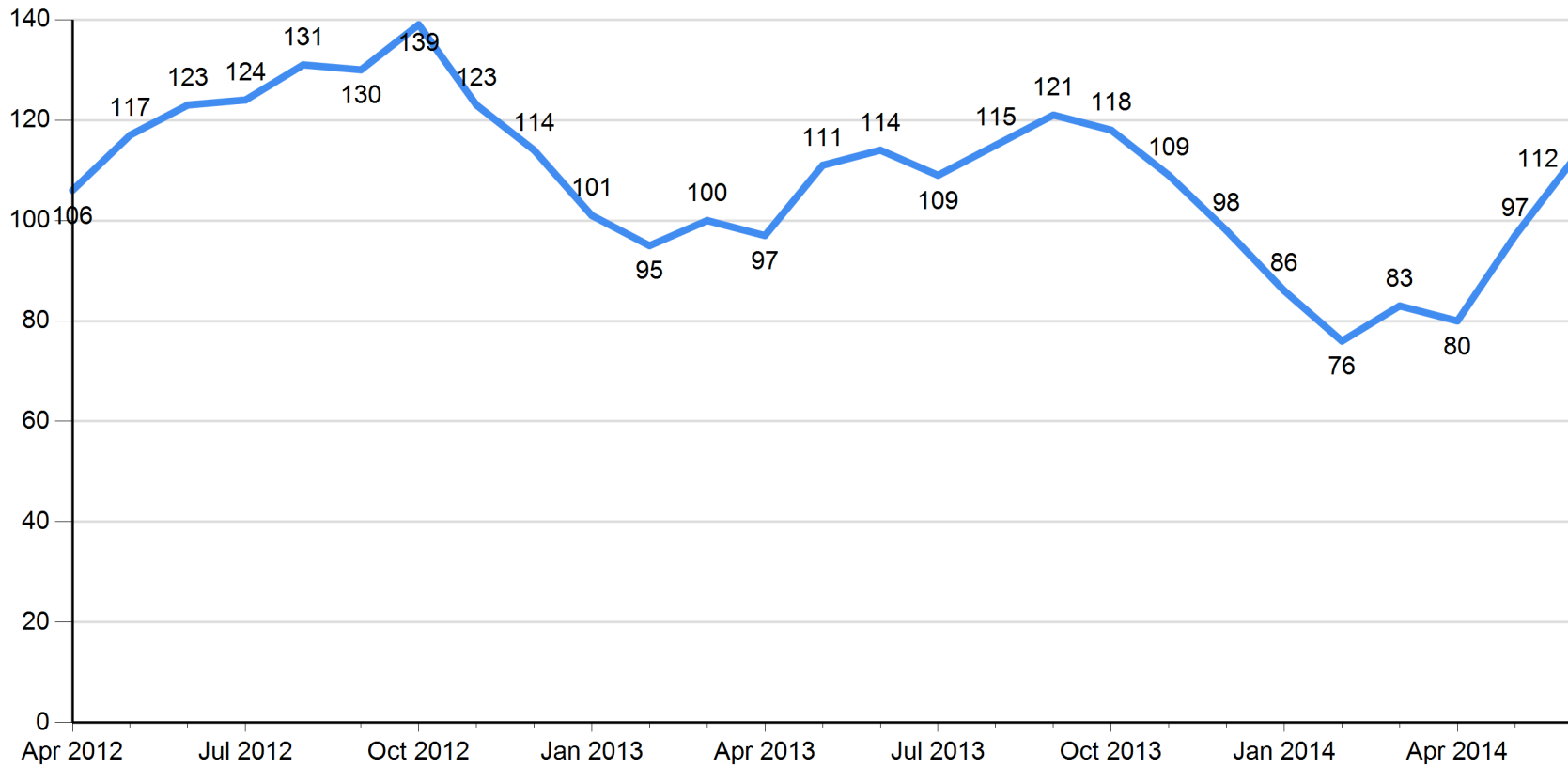




Oak Bluffs

Second Quarter 2014

Available Inventory

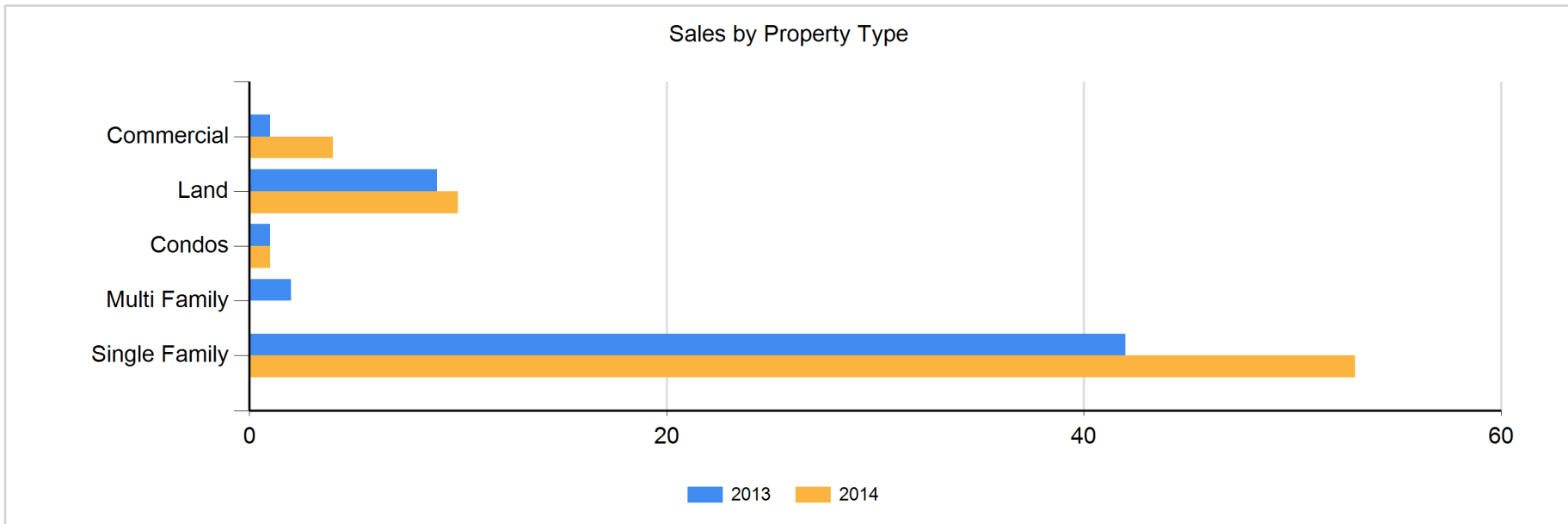




Oak Bluffs

Second Quarter 2014
Year to Date Sales Summary

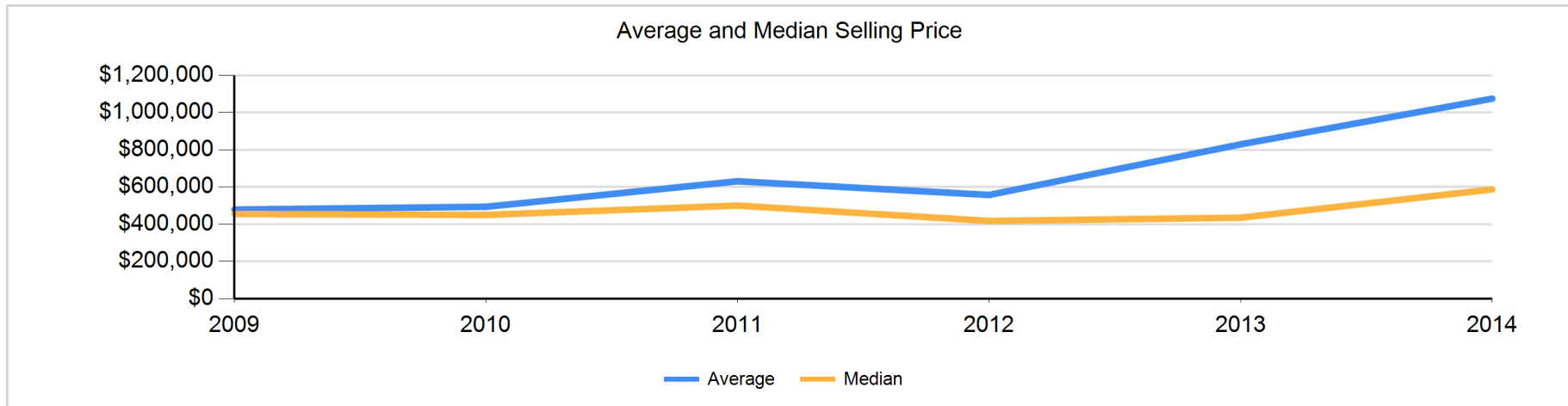
	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	26	53%	\$12,681,200	58%	28	0%	\$15,325,500	28%	54	\$28,006,700
Single Family	26	53%	\$12,681,200	58%	27	8%	\$14,845,500	37%	53	\$27,526,700
Multi Family	0				0	-100%			0	
Condos	0				1	0%	\$480,000	231%	1	\$480,000
Land	7	250%	\$2,353,500	578%	3	-57%	\$911,000	-41%	10	\$3,264,500
Commercial	0				4	300%	\$5,571,000	1310%	4	\$5,571,000





Vineyard Haven
 Second Quarter 2014
 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	9	-31%	\$478,861	-46%	\$455,000	-12%	88%	-6%	\$4,309,750	-62%	228
2010	29	222%	\$493,710	3%	\$450,000	-1%	97%	10%	\$14,317,582	232%	351
2011	15	-48%	\$630,739	28%	\$500,087	11%	87%	-10%	\$9,461,087	-34%	283
2012	18	20%	\$557,262	-12%	\$417,500	-17%	105%	21%	\$10,030,719	6%	317
2013	16	-11%	\$829,231	49%	\$435,000	4%	96%	-9%	\$13,267,700	32%	450
2014	19	19%	\$1,074,447	30%	\$587,000	35%	104%	8%	\$20,414,500	54%	213

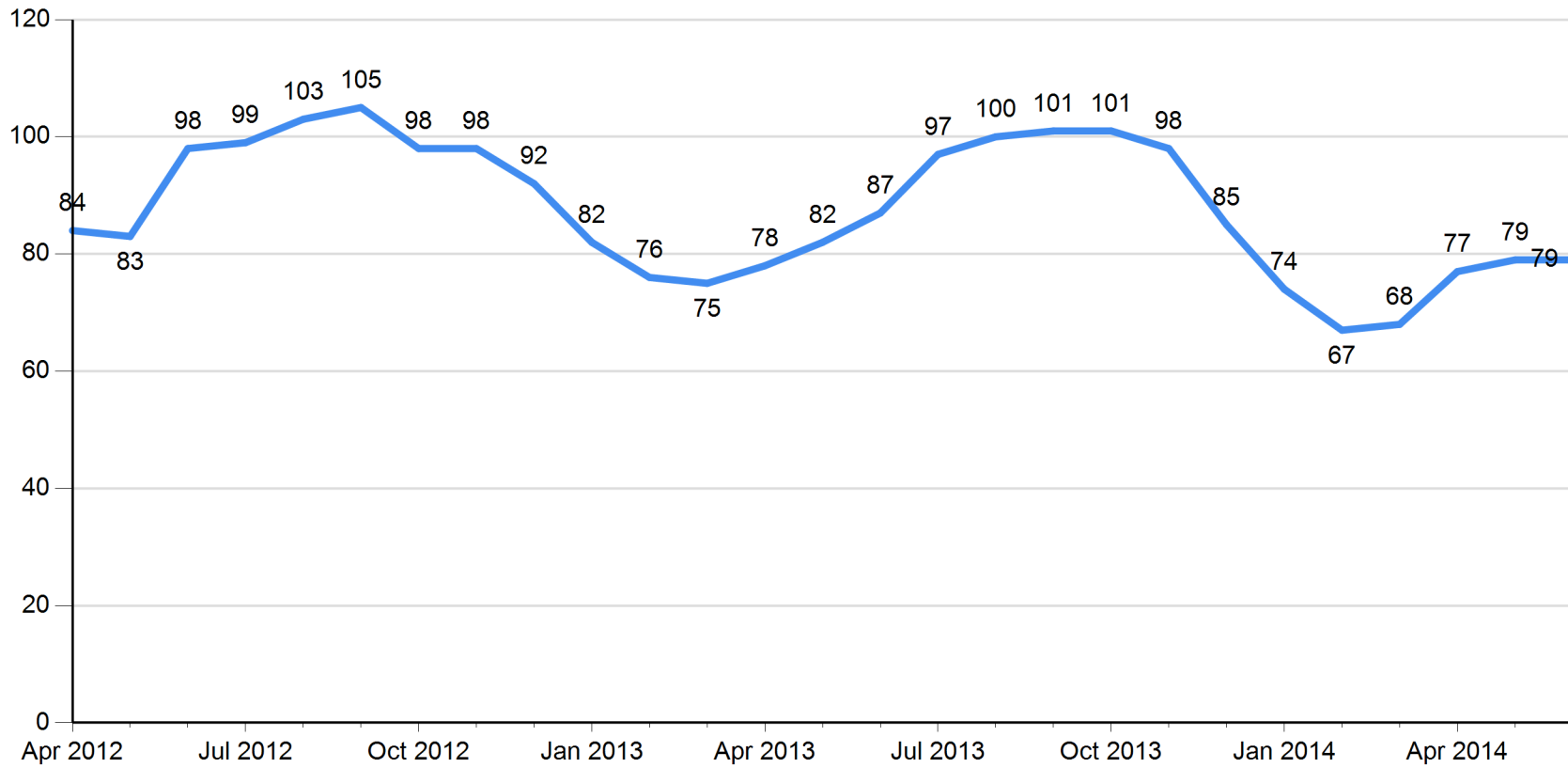




Vineyard Haven

Second Quarter 2014

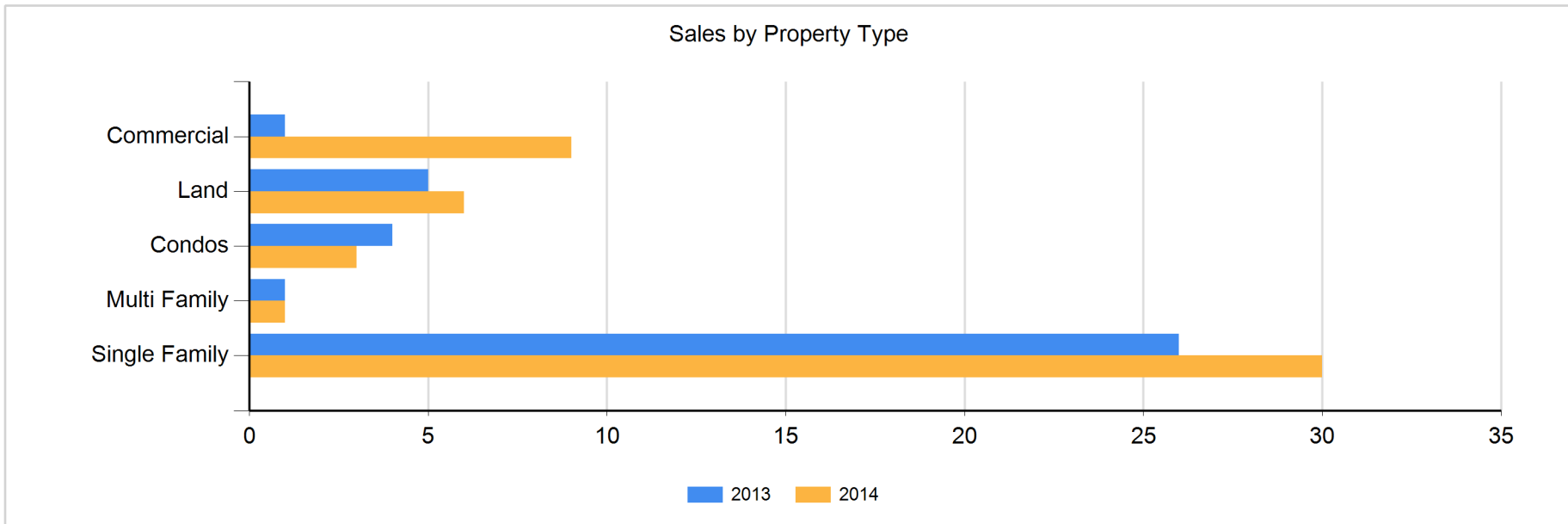
Available Inventory





Vineyard Haven
 Second Quarter 2014
 Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	15	15%	\$11,080,750	15%	19	6%	\$20,414,500	44%	34	\$31,495,250
Single Family	11	0%	\$9,986,750	16%	19	27%	\$20,414,500	58%	30	\$30,401,250
Multi Family	1		\$600,000		0	-100%			1	\$600,000
Condos	3	50%	\$494,000	-52%	0	-100%			3	\$494,000
Land	2	0%	\$870,000	112%	4	33%	\$1,749,998	126%	6	\$2,619,998
Commercial	4		\$2,147,500		5	400%	\$3,087,597	1242%	9	\$5,235,097

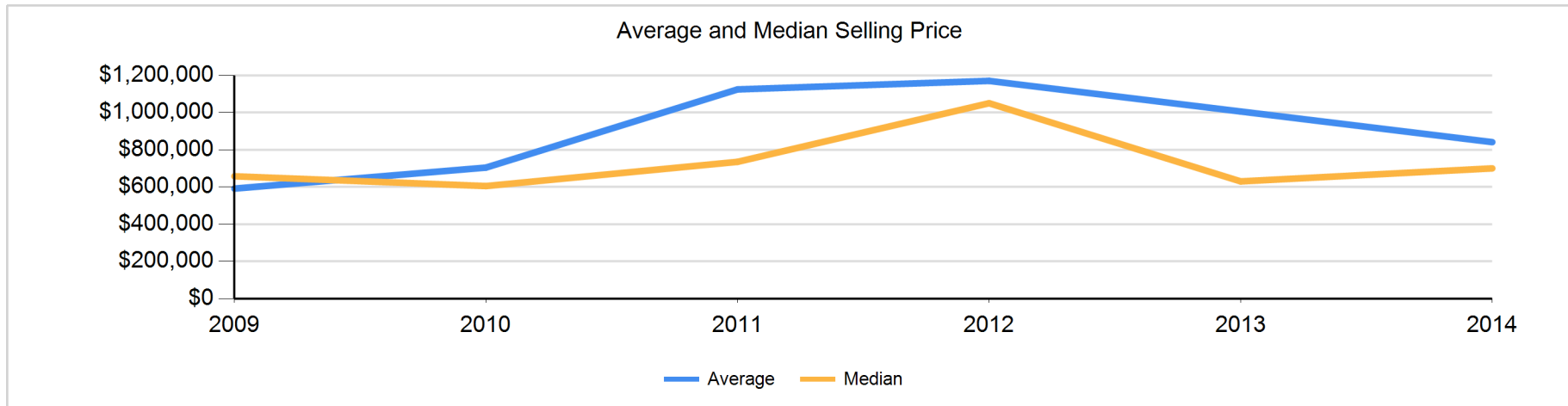




West Tisbury

Second Quarter 2014
Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Pct Val	% + -	Sales Volume	% + -	DTS
2009	6	50%	\$591,333	-25%	\$657,500	-5%	87%	-29%	\$3,548,000	13%	395
2010	14	133%	\$704,212	19%	\$605,000	-8%	112%	29%	\$9,858,968	178%	346
2011	16	14%	\$1,124,217	60%	\$735,000	21%	104%	-7%	\$17,987,471	82%	333
2012	13	-19%	\$1,169,885	4%	\$1,050,000	43%	100%	-4%	\$15,208,500	-15%	270
2013	15	15%	\$1,005,600	-14%	\$630,000	-40%	104%	4%	\$15,084,000	-1%	291
2014	6	-60%	\$841,000	-16%	\$700,000	11%	114%	10%	\$5,046,000	-67%	193

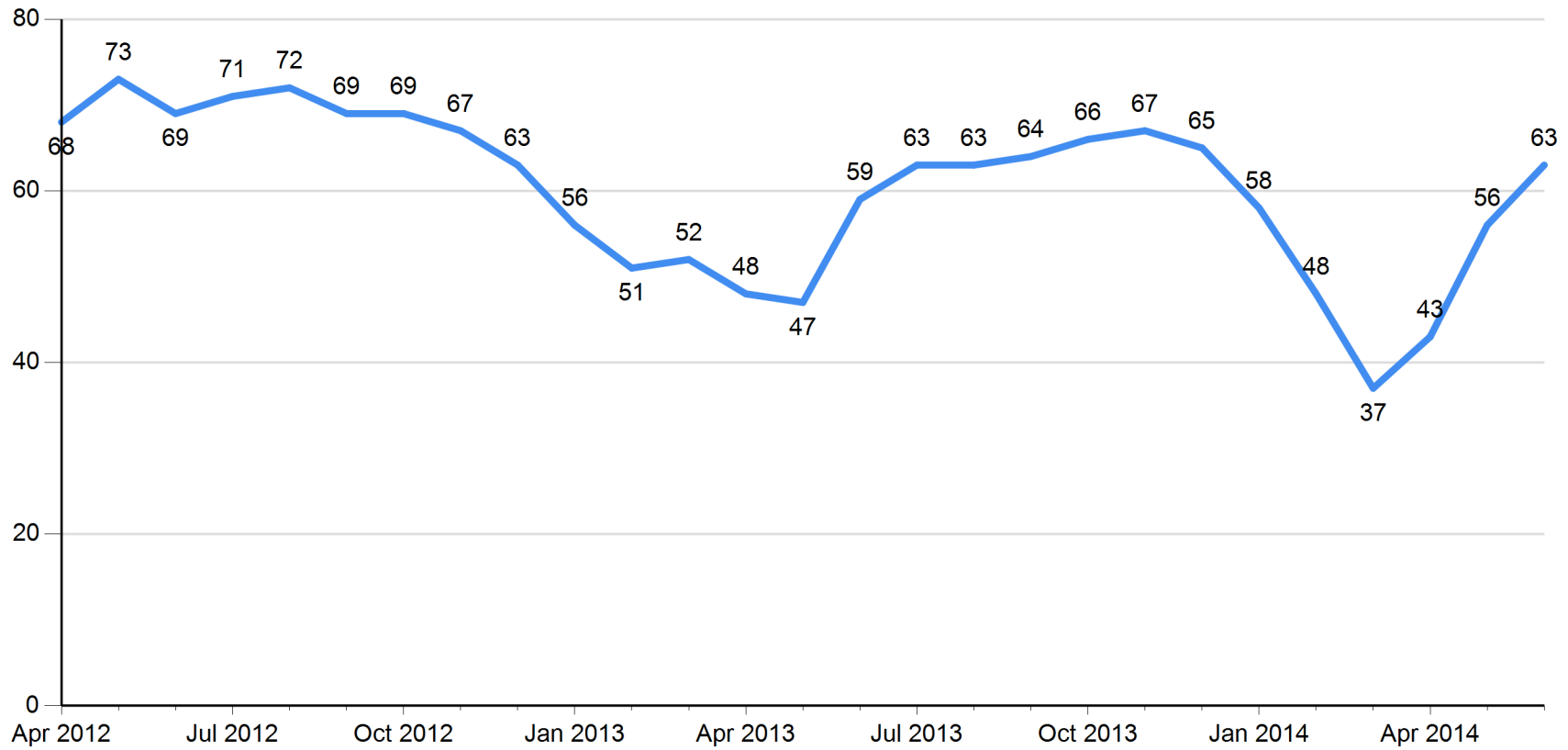




West Tisbury

Second Quarter 2014

Available Inventory





West Tisbury

Second Quarter 2014
Year to Date Sales Summary

	1st Qtr				2nd Qtr				Total	
	Sales	% + -	\$ Volume	% + -	Sales	% + -	\$ Volume	% + -	Sales	\$ Volume
Residential	9	29%	\$7,611,500	3%	6	-60%	\$5,046,000	-67%	15	\$12,657,500
Single Family	9	29%	\$7,611,500	3%	6	-60%	\$5,046,000	-67%	15	\$12,657,500
Multi Family	0				0				0	
Condos	0				0				0	
Land	2		\$1,350,000		3	200%	\$718,000	121%	5	\$2,068,000
Commercial	0				0				0	

