



Martha's Vineyard
First Quarter 2015
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.

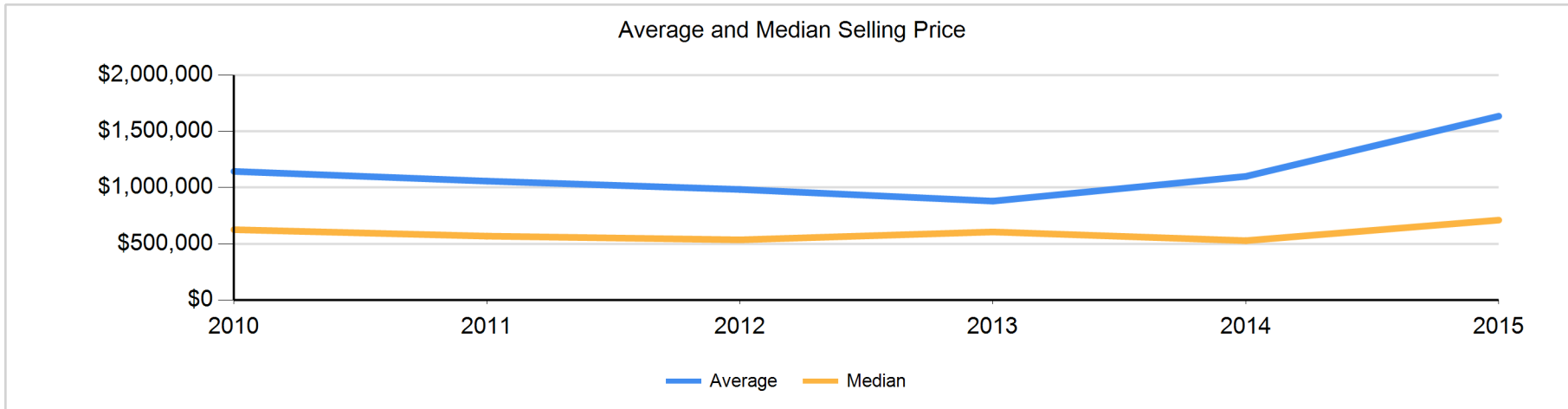
Single and Multi family sales only unless otherwise specified.

Information deemed reliable but not guaranteed.



Island Wide
 First Quarter 2015
 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	71	82%	\$1,142,956	-10%	\$625,000	36%	99%	11%	\$81,149,847	63%	355
2011	66	-7%	\$1,056,689	-8%	\$567,500	-9%	92%	-7%	\$69,741,459	-14%	245
2012	92	39%	\$982,469	-7%	\$535,000	-6%	92%	0%	\$90,387,149	30%	219
2013	60	-35%	\$878,978	-11%	\$605,000	13%	105%	14%	\$52,738,651	-42%	327
2014	82	37%	\$1,098,691	25%	\$527,500	-13%	104%	-1%	\$90,092,700	71%	191
2015	85	4%	\$1,634,000	49%	\$710,000	35%	116%	12%	\$138,890,025	54%	271



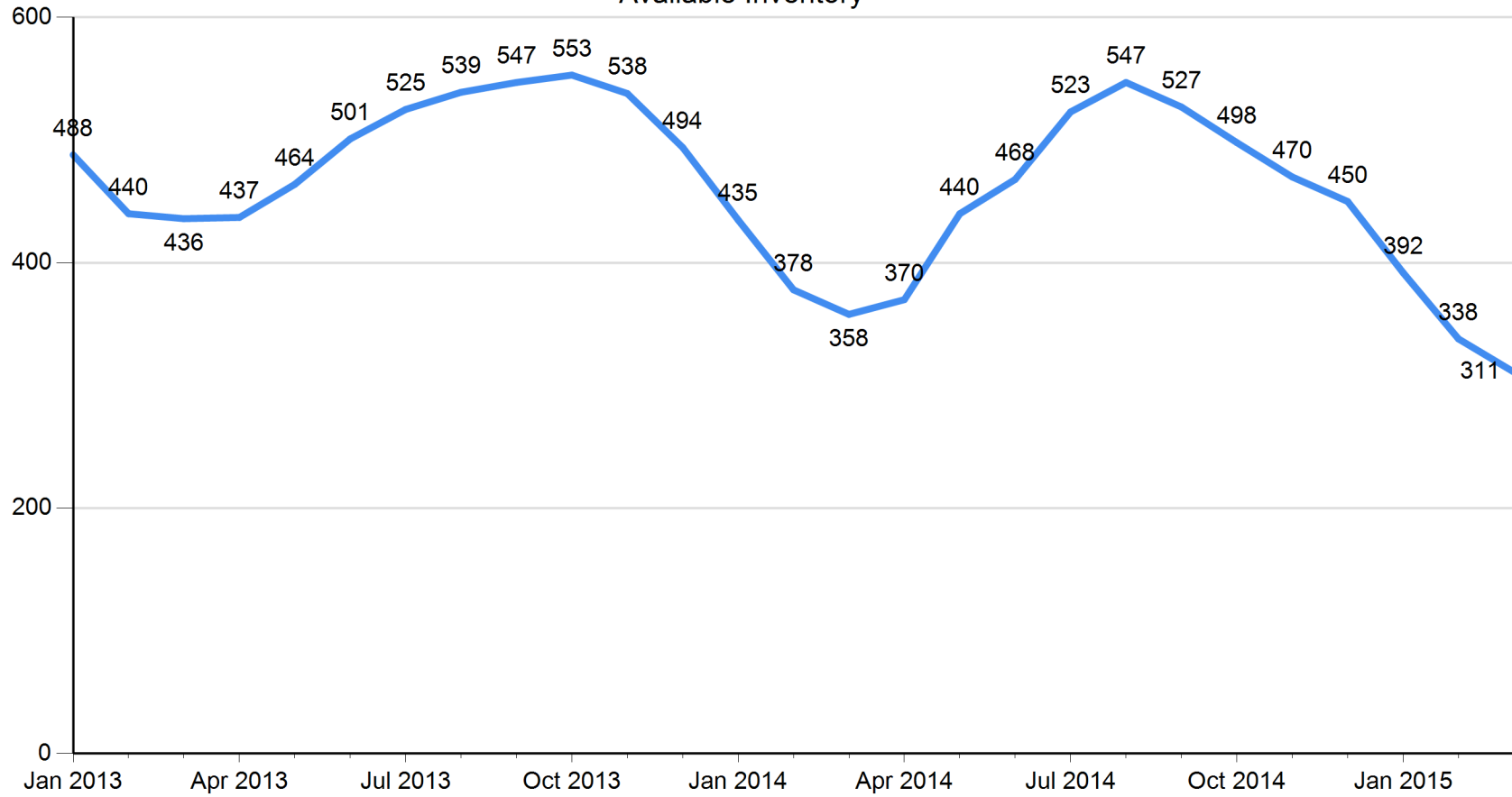


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Island Wide

First Quarter 2015

Available Inventory





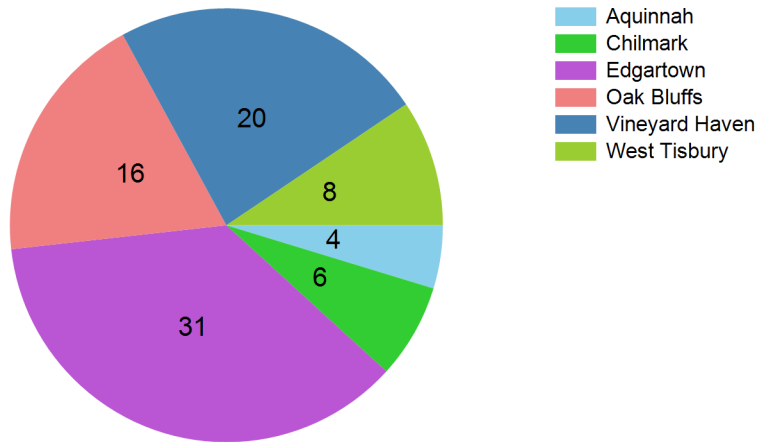
Island Wide

First Quarter 2015

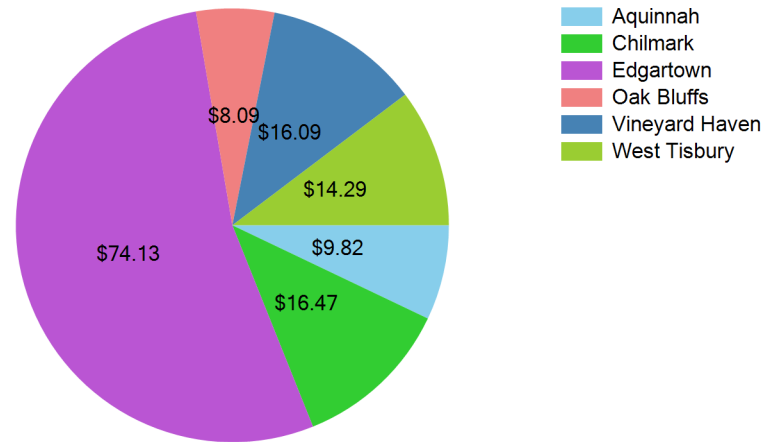
Sales Summary By Area

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
Aquinnah	4		\$2,455,375		\$1,373,250		86%		\$9,821,500		483
Chilmark	6	0%	\$2,744,583	36%	\$1,718,750	7%	97%	8%	\$16,467,500	36%	241
Edgartown	31	7%	\$2,391,327	47%	\$1,350,000	127%	119%	7%	\$74,131,125	57%	207
Oak Bluffs	16	-38%	\$505,719	4%	\$460,000	3%	106%	4%	\$8,091,500	-36%	210
Vineyard Haven	20	67%	\$804,450	-9%	\$669,500	16%	141%	53%	\$16,089,000	52%	366
West Tisbury	8	-11%	\$1,786,175	111%	\$551,250	-8%	95%	-12%	\$14,289,400	88%	302

Sales by Area



Sales by Area (\$ Millions)



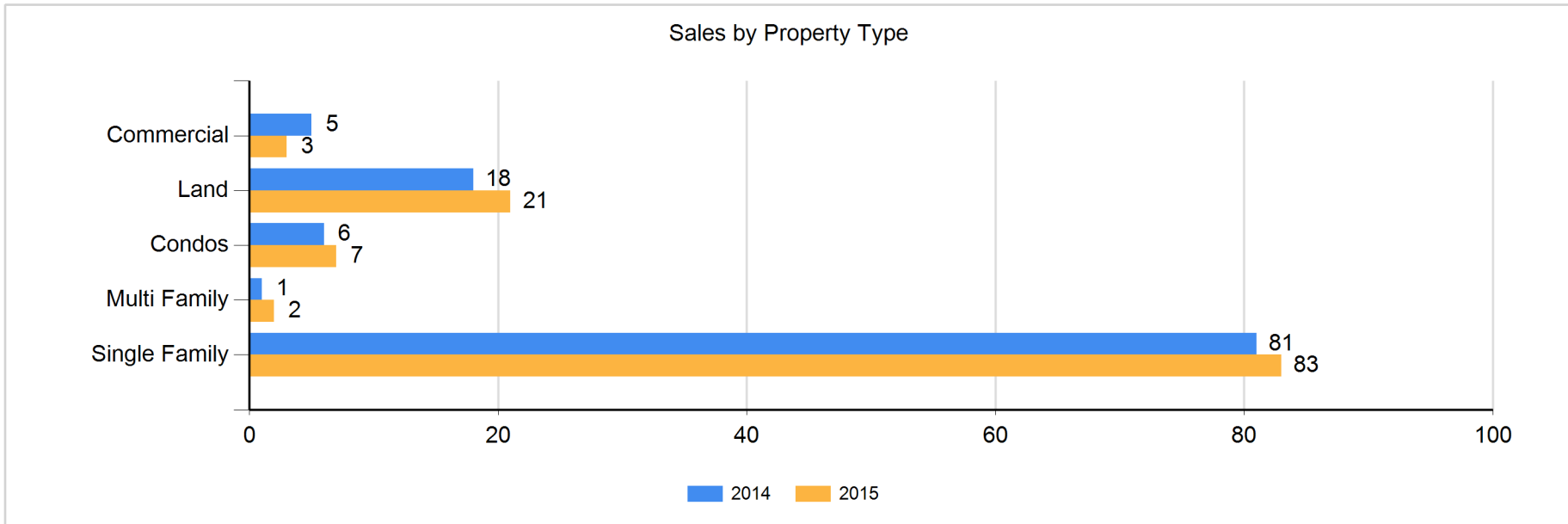


Island Wide

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	92	5%	92
Single Family	83	2%	83
Multi Family	2	100%	2
Condos	7	17%	7
Land	21	17%	21
Commercial	3	-40%	3



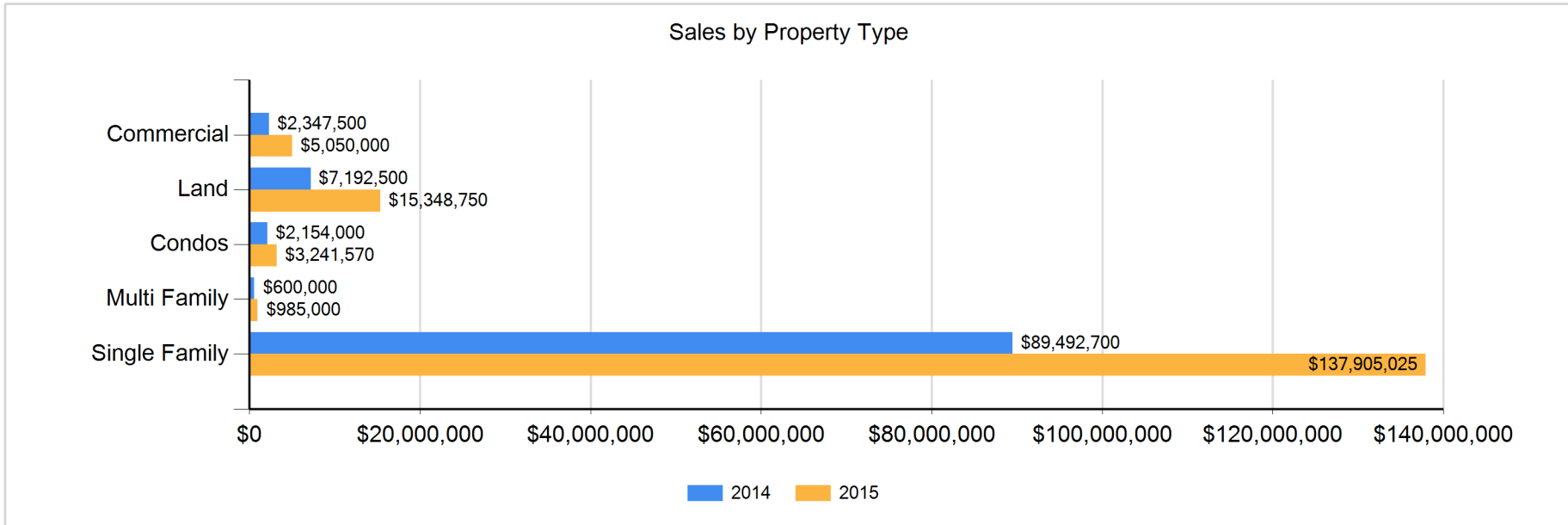


Island Wide

First Quarter 2015

Year to Date - Sales Volume by Quarter

	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$142,131,595	54%	\$142,131,595
Single Family	\$137,905,025	54%	\$137,905,025
Multi Family	\$985,000	64%	\$985,000
Condos	\$3,241,570	50%	\$3,241,570
Land	\$15,348,750	113%	\$15,348,750
Commercial	\$5,050,000	115%	\$5,050,000





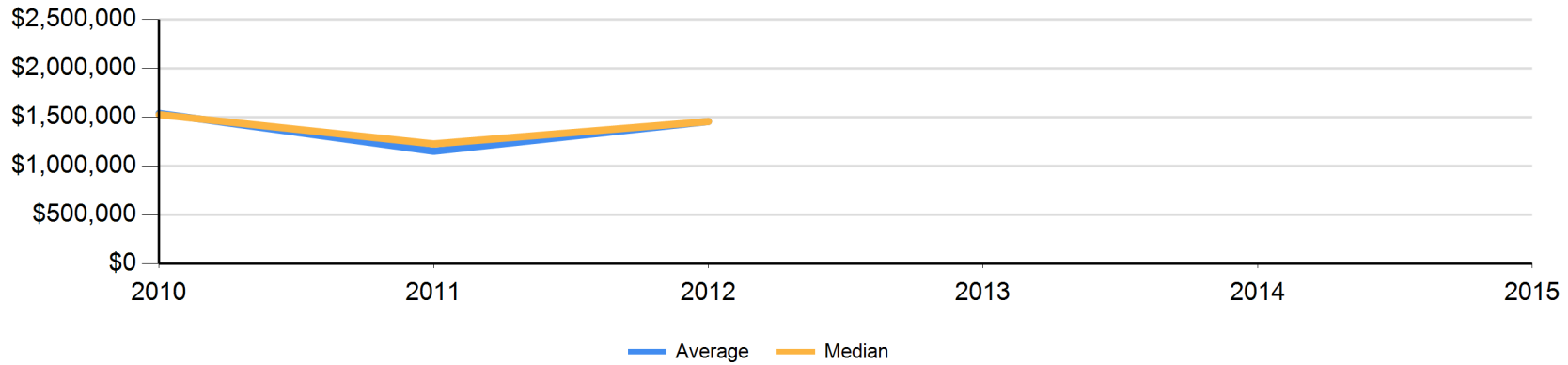
Aquinnah

First Quarter 2015

Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	4	100%	\$1,537,500	12%	\$1,525,000	12%	117%	7%	\$6,150,000	125%	320
2011	3	-25%	\$1,150,000	-25%	\$1,225,000	-20%	73%	-38%	\$3,450,000	-44%	265
2012	2	-33%	\$1,454,450	26%	\$1,454,450	19%	105%	44%	\$2,908,900	-16%	660
2013	0	-100%									
2014	0										
2015	4		\$2,455,375		\$1,373,250		86%		\$9,821,500		483

Average and Median Selling Price



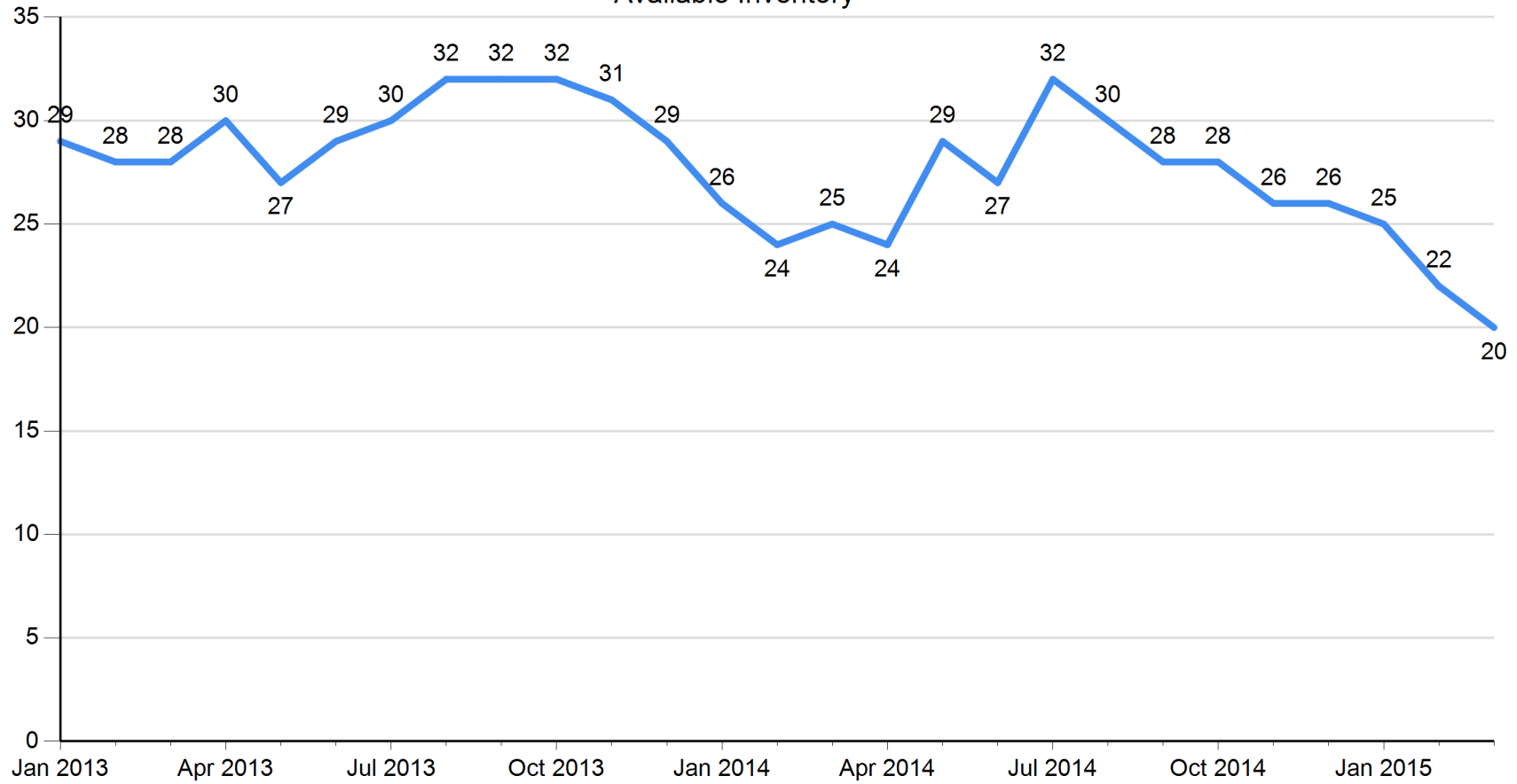


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Aquinnah

First Quarter 2015

Available Inventory



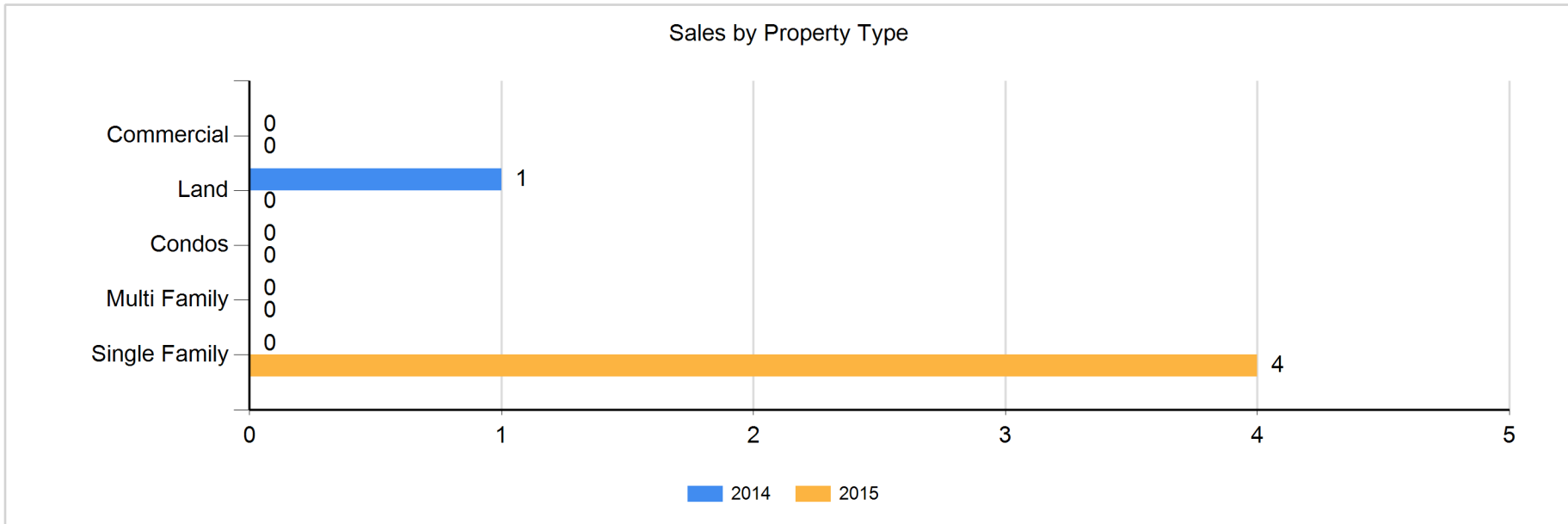


Aquinnah

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	4		4
Single Family	4		4
Multi Family	0		0
Condos	0		0
Land	0	-100%	0
Commercial	0		0





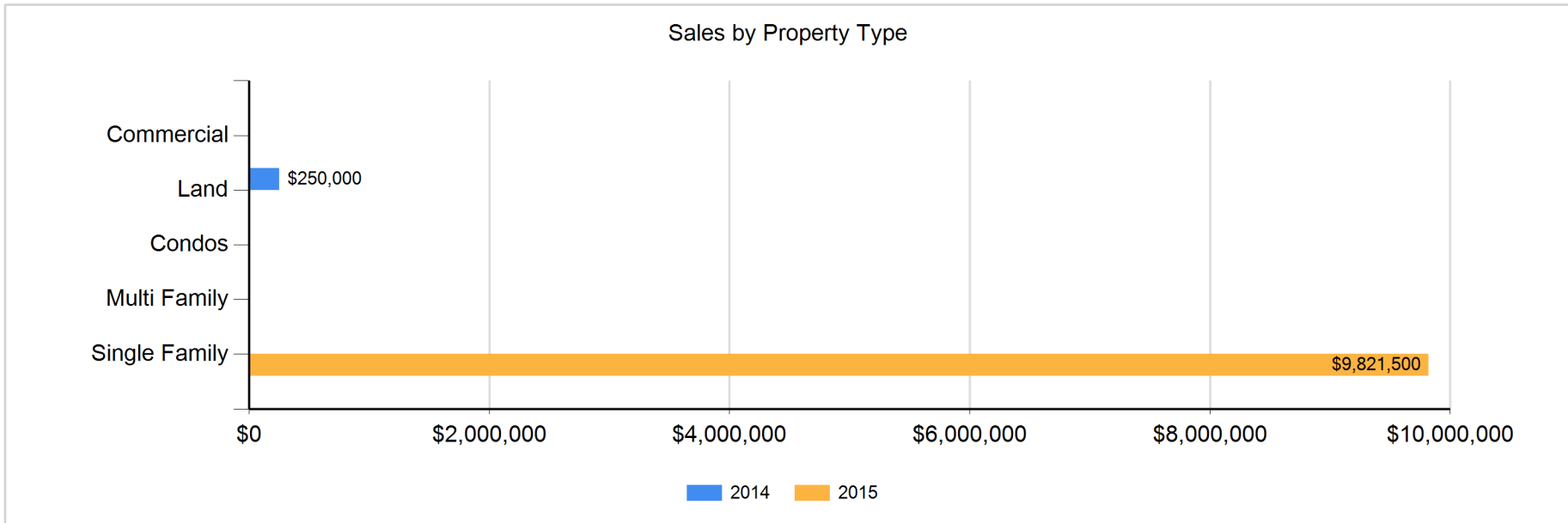
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Aquinnah

First Quarter 2015

Year to Date - Sales Volume by Quarter

	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$9,821,500		\$9,821,500
Single Family	\$9,821,500		\$9,821,500
Multi Family			
Condos			
Land			
Commercial			

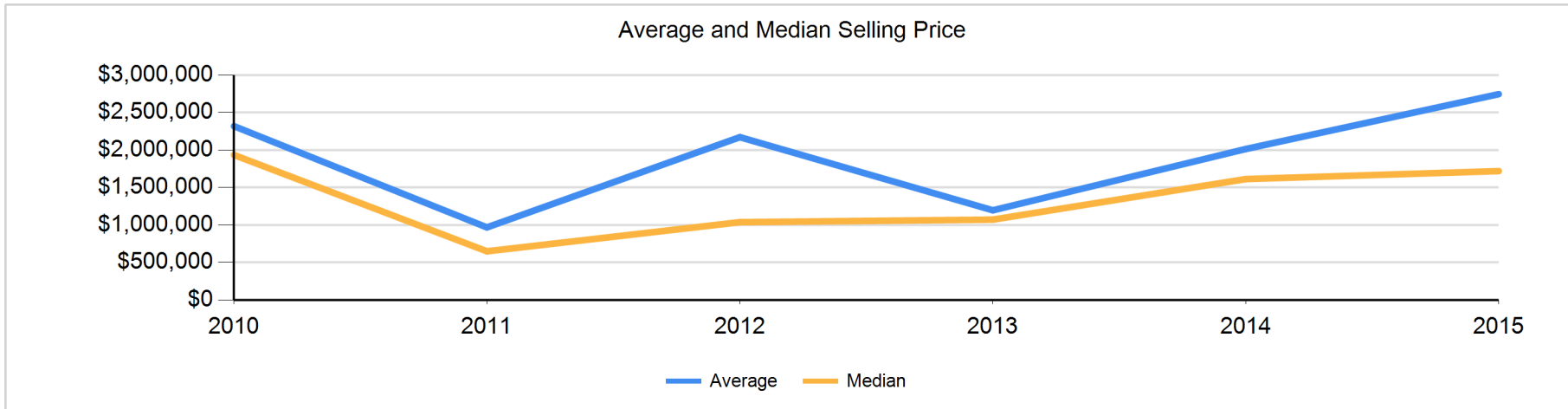




Chilmark

First Quarter 2015 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	7		\$2,317,714		\$1,934,000		110%		\$16,224,000		219
2011	4	-43%	\$968,125	-58%	\$649,250	-66%	89%	-19%	\$3,872,500	-76%	78
2012	4	0%	\$2,171,250	124%	\$1,037,500	60%	106%	19%	\$8,685,000	124%	349
2013	4	0%	\$1,196,125	-45%	\$1,071,750	3%	79%	-25%	\$4,784,500	-45%	791
2014	6	50%	\$2,013,333	68%	\$1,612,500	50%	90%	14%	\$12,080,000	152%	185
2015	6	0%	\$2,744,583	36%	\$1,718,750	7%	97%	8%	\$16,467,500	36%	241



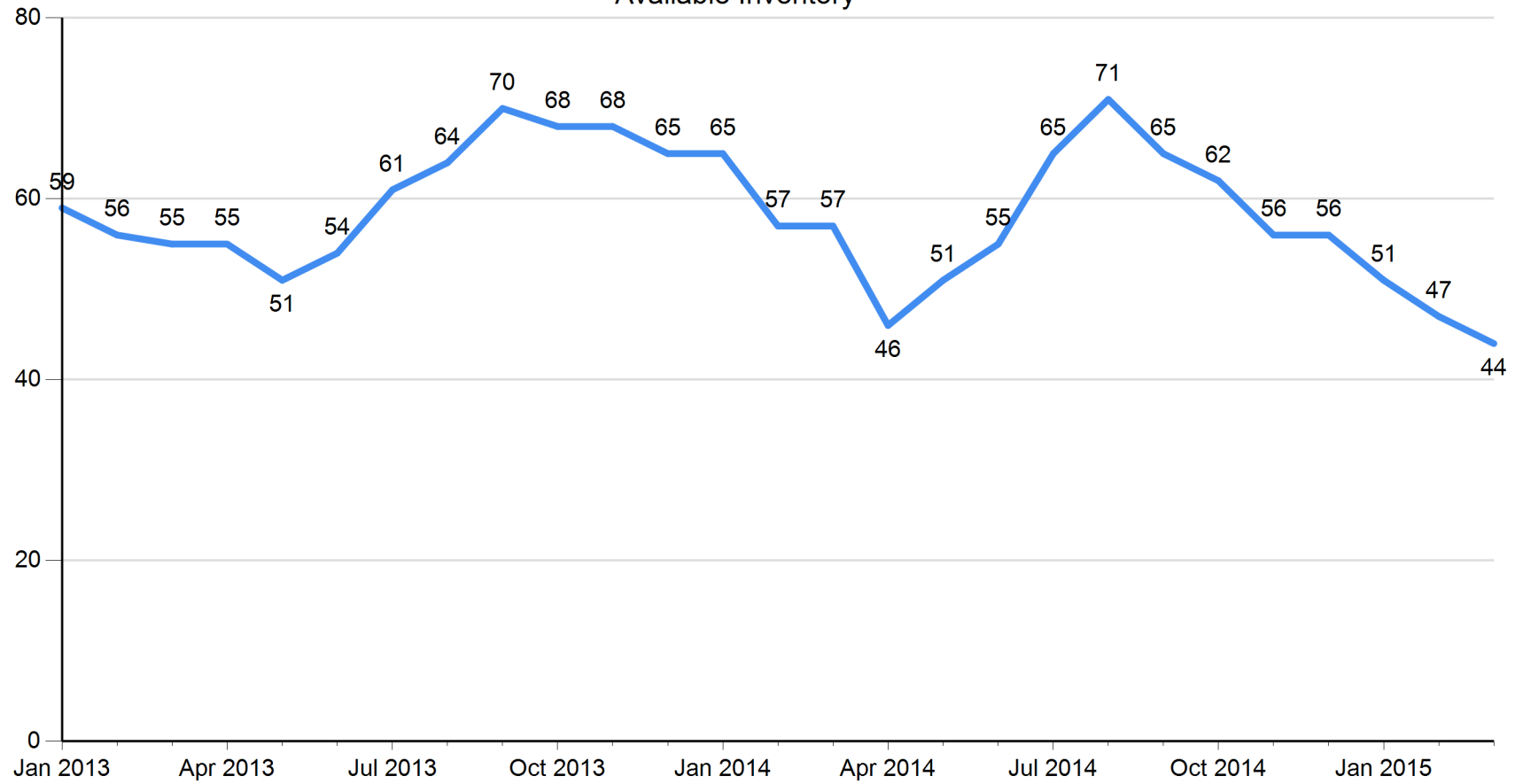


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Chilmark

First Quarter 2015

Available Inventory



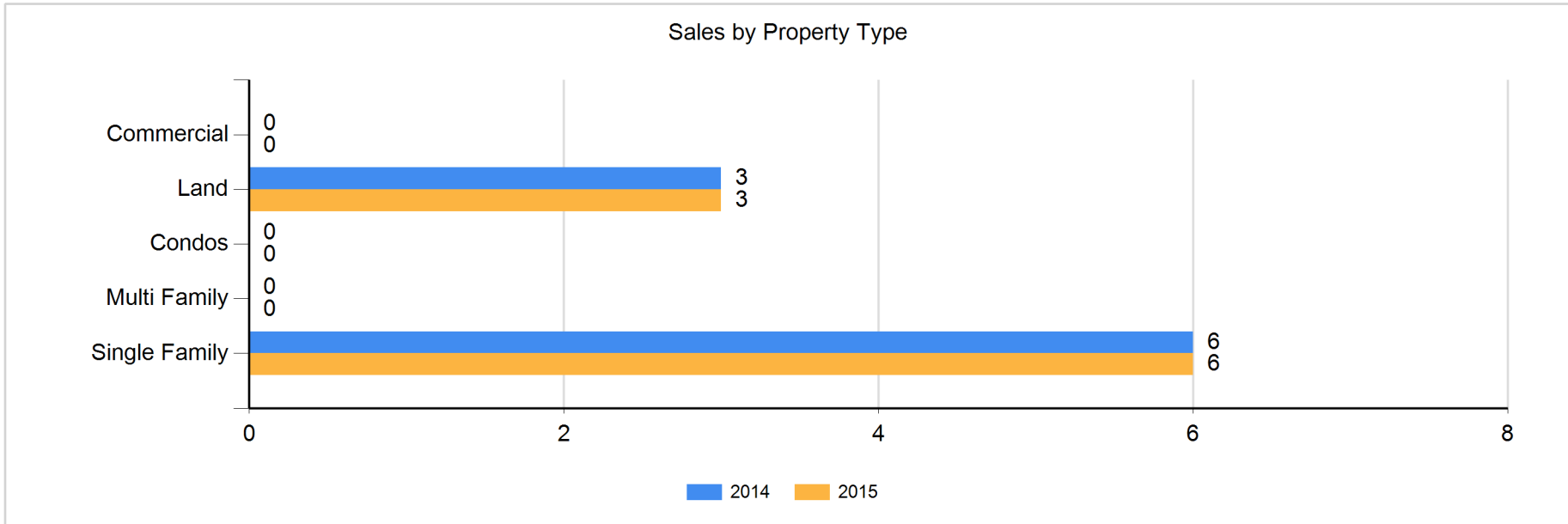


Chilmark

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	6	0%	6
Single Family	6	0%	6
Multi Family	0		0
Condos	0		0
Land	3	0%	3
Commercial	0		0

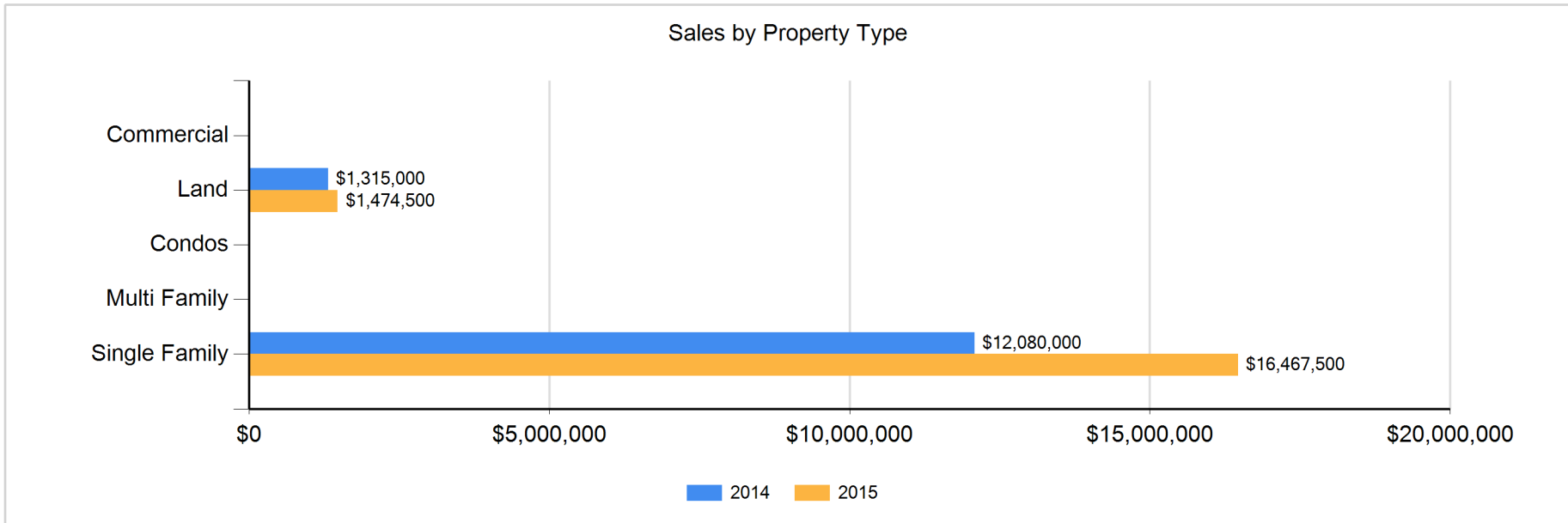




Chilmark

First Quarter 2015
Year to Date - Sales Volume by Quarter

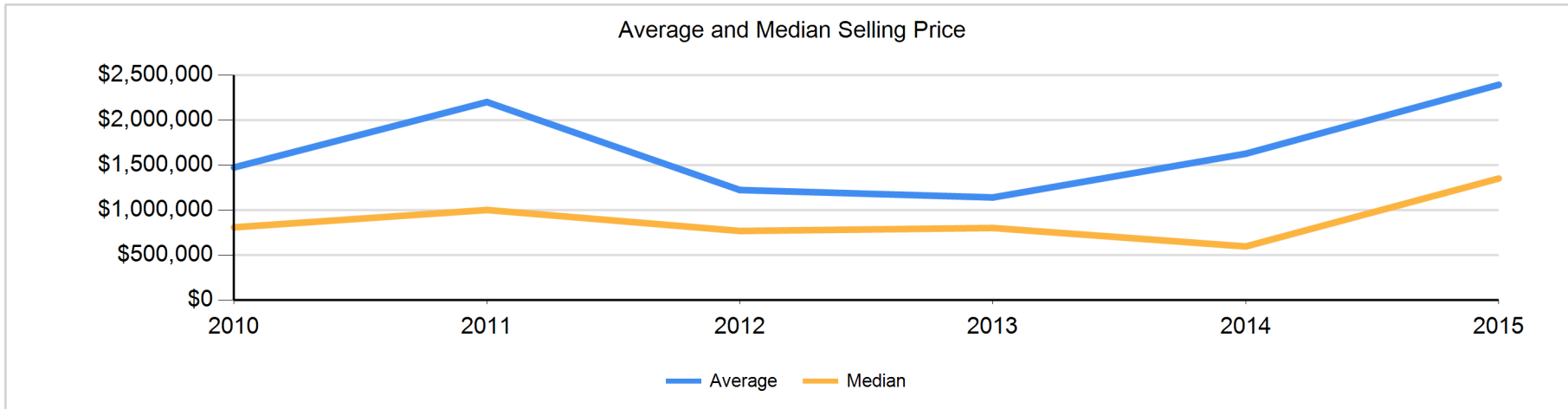
	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$16,467,500	36%	\$16,467,500
Single Family	\$16,467,500	36%	\$16,467,500
Multi Family			
Condos			
Land	\$1,474,500	12%	\$1,474,500
Commercial			





Edgartown
 First Quarter 2015
 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	24	140%	\$1,472,628	-53%	\$807,500	-7%	107%	4%	\$35,343,067	13%	393
2011	17	-29%	\$2,199,488	49%	\$1,000,000	24%	99%	-7%	\$37,391,300	6%	386
2012	33	94%	\$1,221,866	-44%	\$767,000	-23%	96%	-3%	\$40,321,577	8%	177
2013	21	-36%	\$1,139,431	-7%	\$800,000	4%	104%	8%	\$23,928,050	-41%	342
2014	29	38%	\$1,625,284	43%	\$595,000	-26%	111%	7%	\$47,133,250	97%	255
2015	31	7%	\$2,391,327	47%	\$1,350,000	127%	119%	7%	\$74,131,125	57%	207



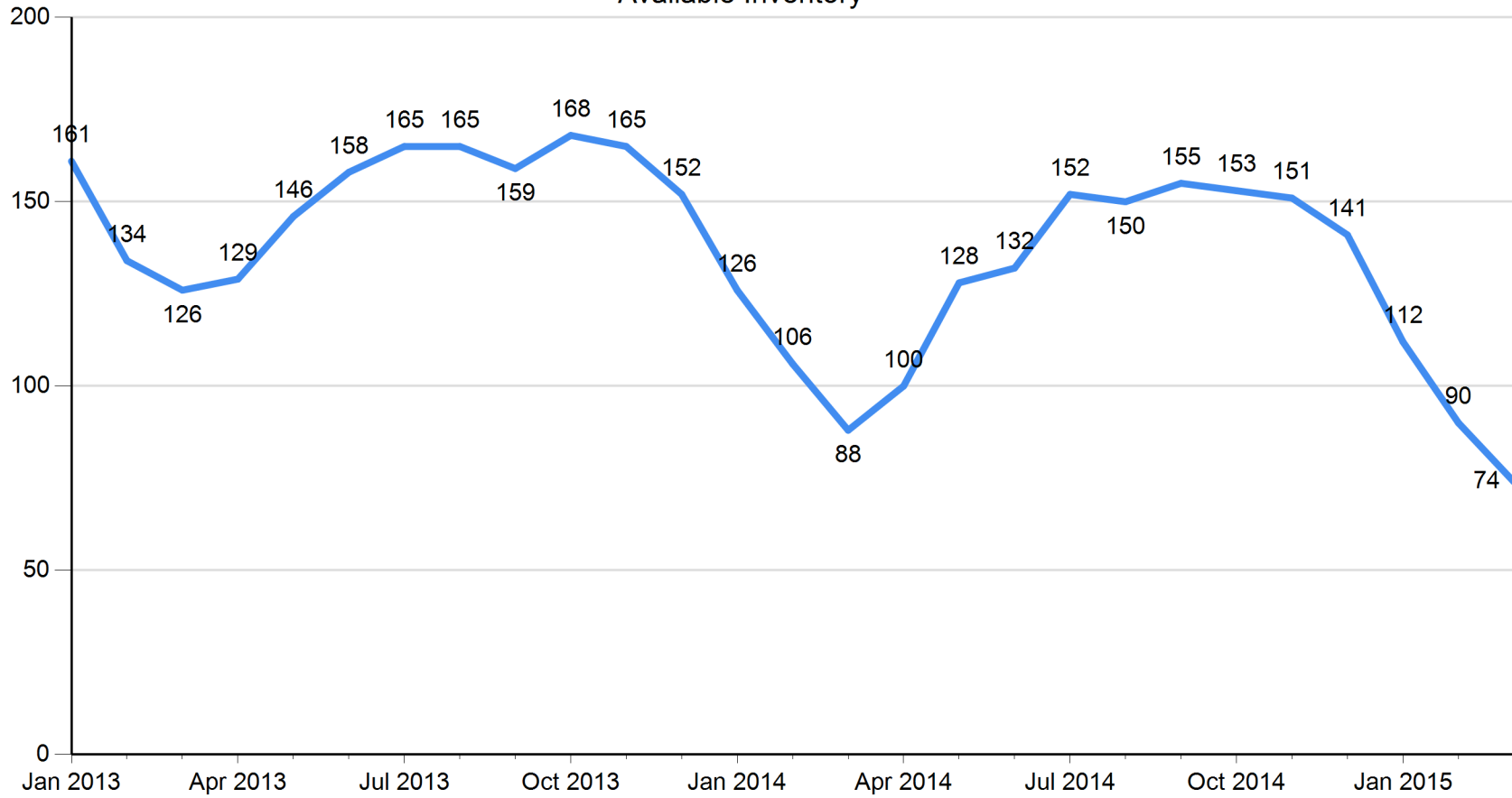


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Edgartown

First Quarter 2015

Available Inventory



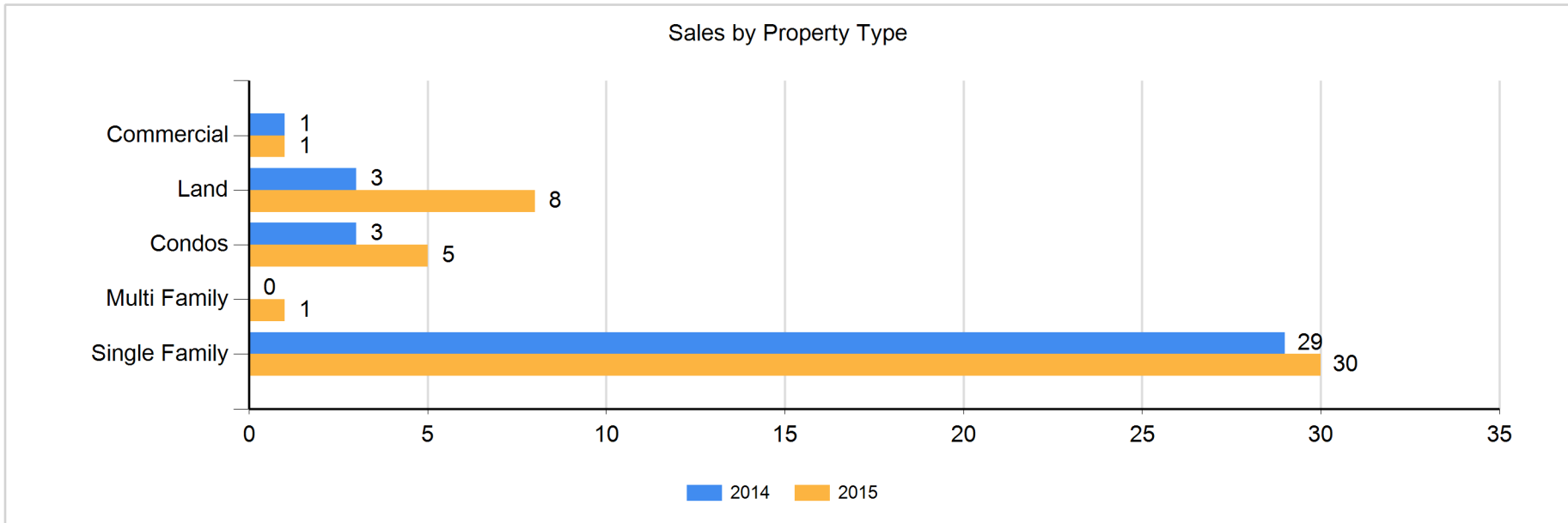


Edgartown

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	36	13%	36
Single Family	30	3%	30
Multi Family	1		1
Condos	5	67%	5
Land	8	167%	8
Commercial	1	0%	1





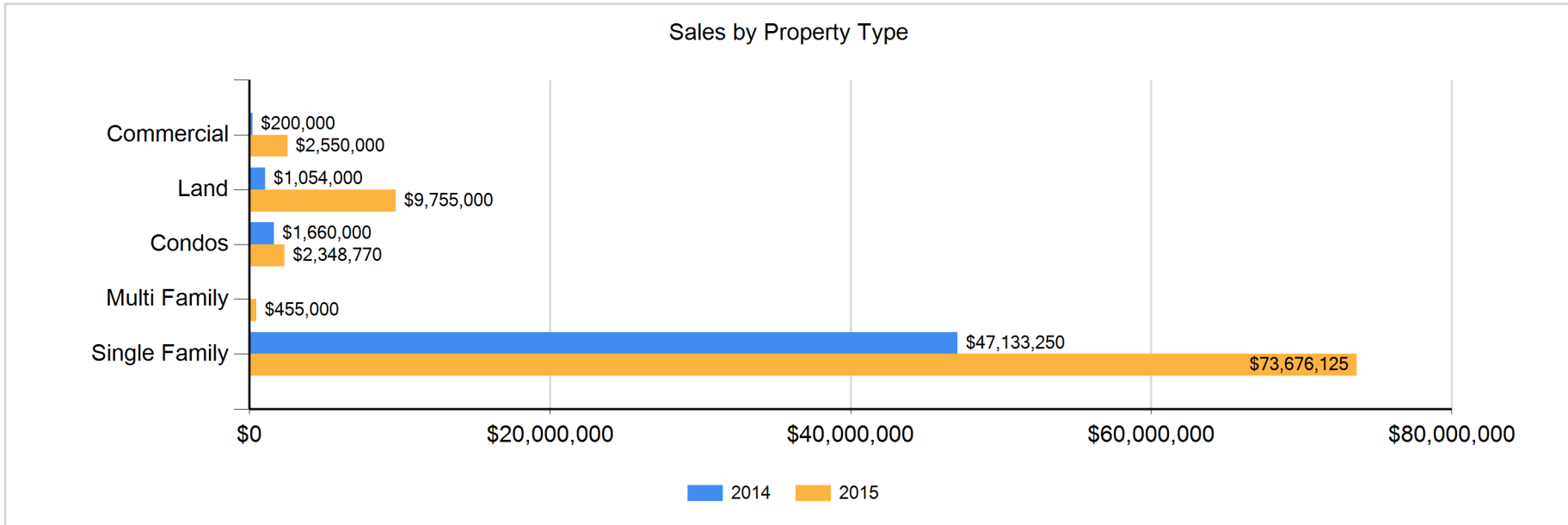
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Edgartown

First Quarter 2015

Year to Date - Sales Volume by Quarter

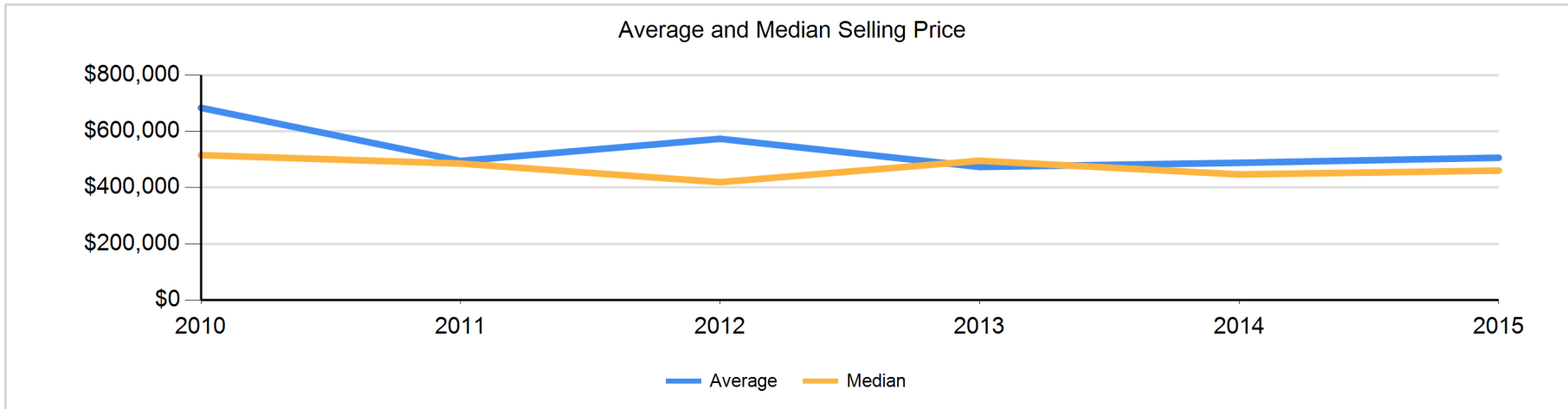
	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$76,479,895	57%	\$76,479,895
Single Family	\$73,676,125	56%	\$73,676,125
Multi Family	\$455,000		\$455,000
Condos	\$2,348,770	41%	\$2,348,770
Land	\$9,755,000	826%	\$9,755,000
Commercial	\$2,550,000	1175%	\$2,550,000





Oak Bluffs
 First Quarter 2015
 Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	16	14%	\$683,219	84%	\$515,000	57%	97%	35%	\$10,931,500	110%	352
2011	19	19%	\$494,314	-28%	\$485,000	-6%	89%	-8%	\$9,391,973	-14%	217
2012	29	53%	\$573,116	16%	\$419,000	-14%	91%	2%	\$16,620,374	77%	230
2013	17	-41%	\$473,147	-17%	\$495,000	18%	119%	31%	\$8,043,500	-52%	140
2014	26	53%	\$487,738	3%	\$446,450	-10%	102%	-14%	\$12,681,200	58%	145
2015	16	-38%	\$505,719	4%	\$460,000	3%	106%	4%	\$8,091,500	-36%	210



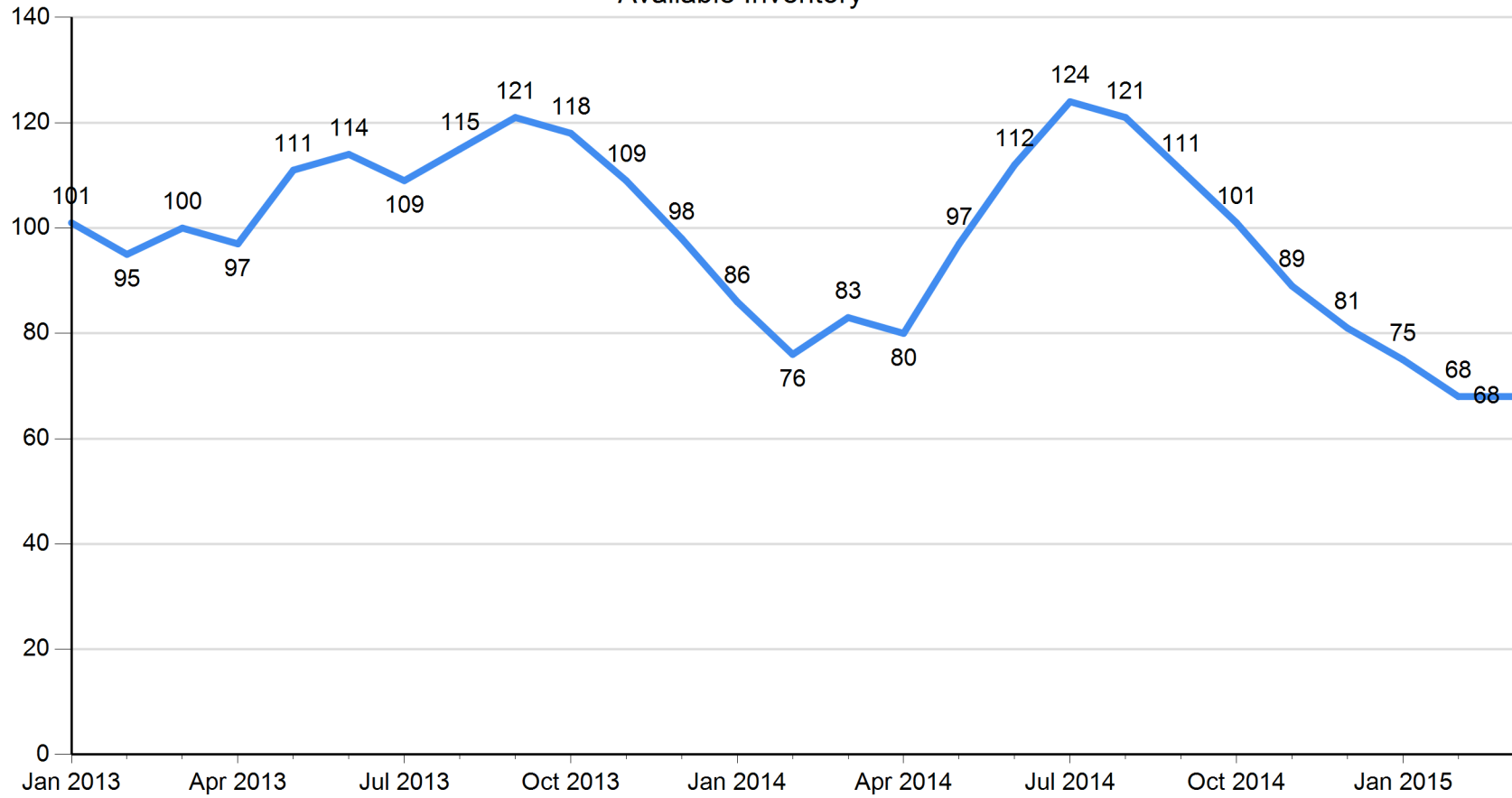


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Oak Bluffs

First Quarter 2015

Available Inventory



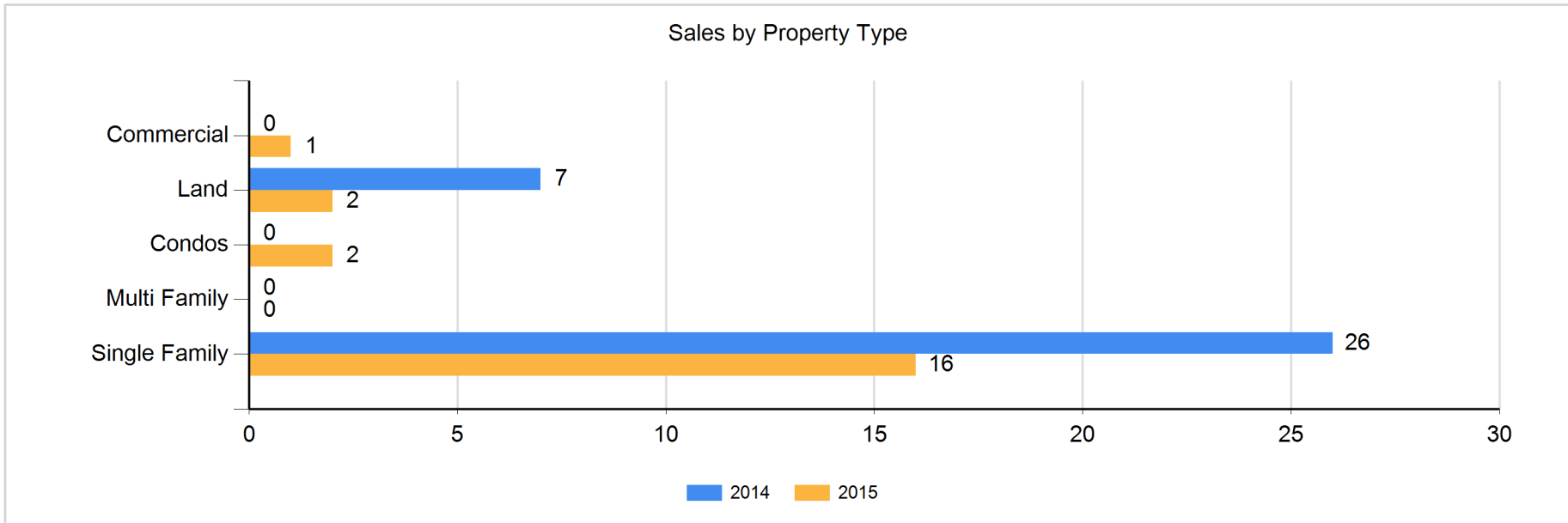


Oak Bluffs

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	18	-31%	18
Single Family	16	-38%	16
Multi Family	0		0
Condos	2		2
Land	2	-71%	2
Commercial	1		1



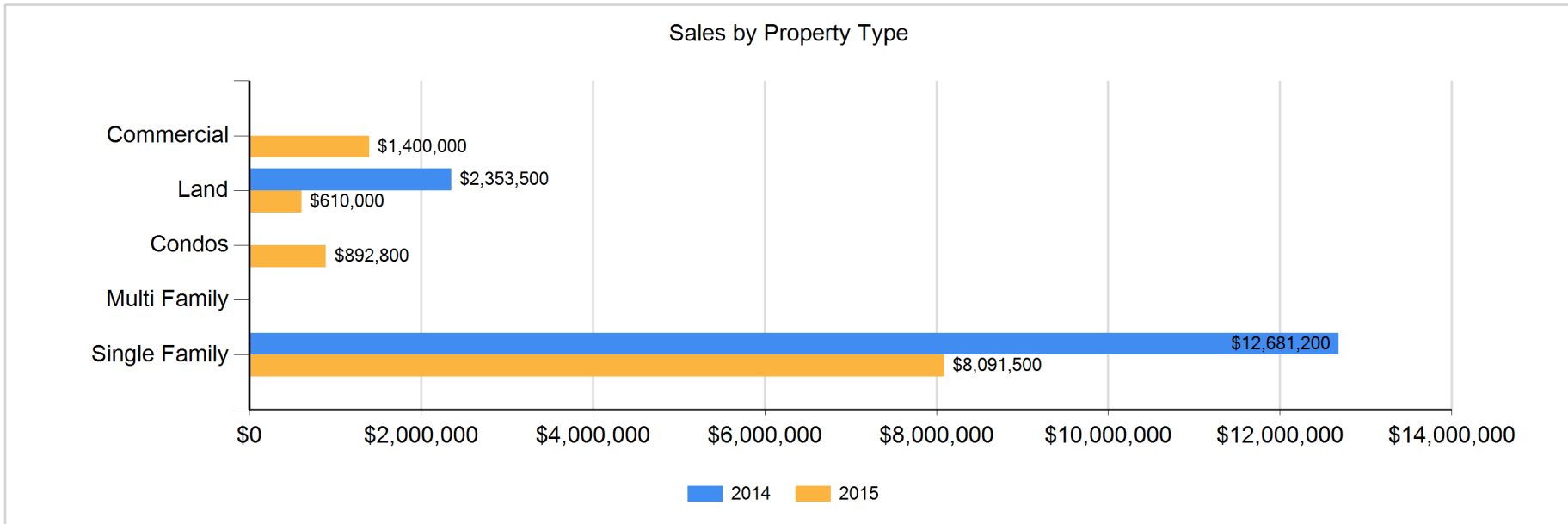


Oak Bluffs

First Quarter 2015

Year to Date - Sales Volume by Quarter

	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$8,984,300	-29%	\$8,984,300
Single Family	\$8,091,500	-36%	\$8,091,500
Multi Family			
Condos	\$892,800		\$892,800
Land	\$610,000	-74%	\$610,000
Commercial	\$1,400,000		\$1,400,000



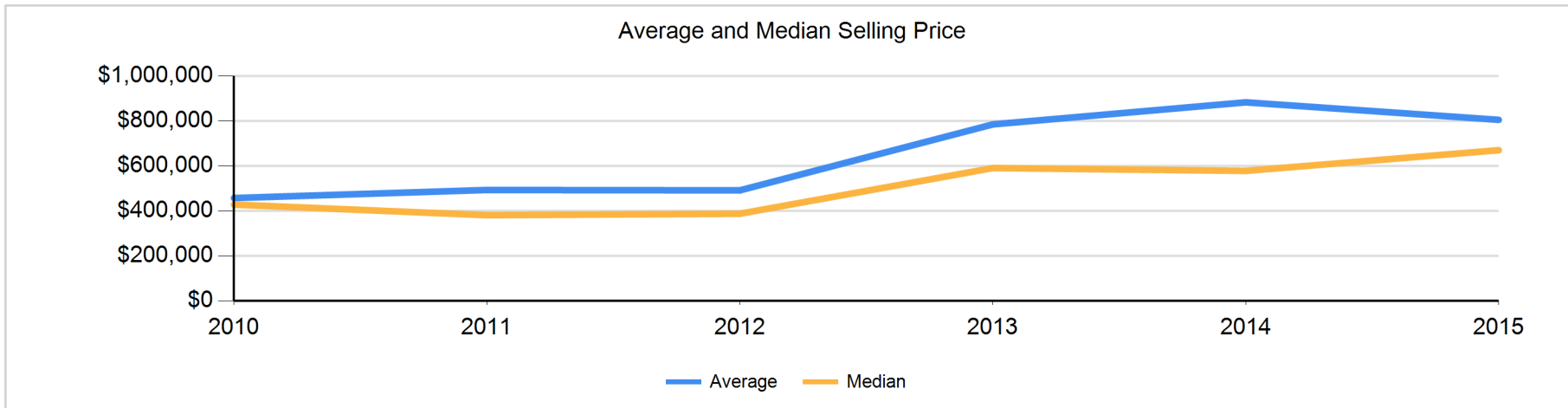


Vineyard Haven

First Quarter 2015

Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	12	33%	\$456,669	-13%	\$427,500	-7%	86%	7%	\$5,480,030	16%	370
2011	14	17%	\$492,549	8%	\$380,500	-11%	93%	8%	\$6,895,686	26%	216
2012	17	21%	\$490,900	0%	\$387,000	2%	79%	-15%	\$8,345,298	21%	237
2013	11	-35%	\$784,182	60%	\$590,000	52%	100%	27%	\$8,626,000	3%	299
2014	12	9%	\$882,229	13%	\$577,500	-2%	92%	-8%	\$10,586,750	23%	135
2015	20	67%	\$804,450	-9%	\$669,500	16%	141%	53%	\$16,089,000	52%	366



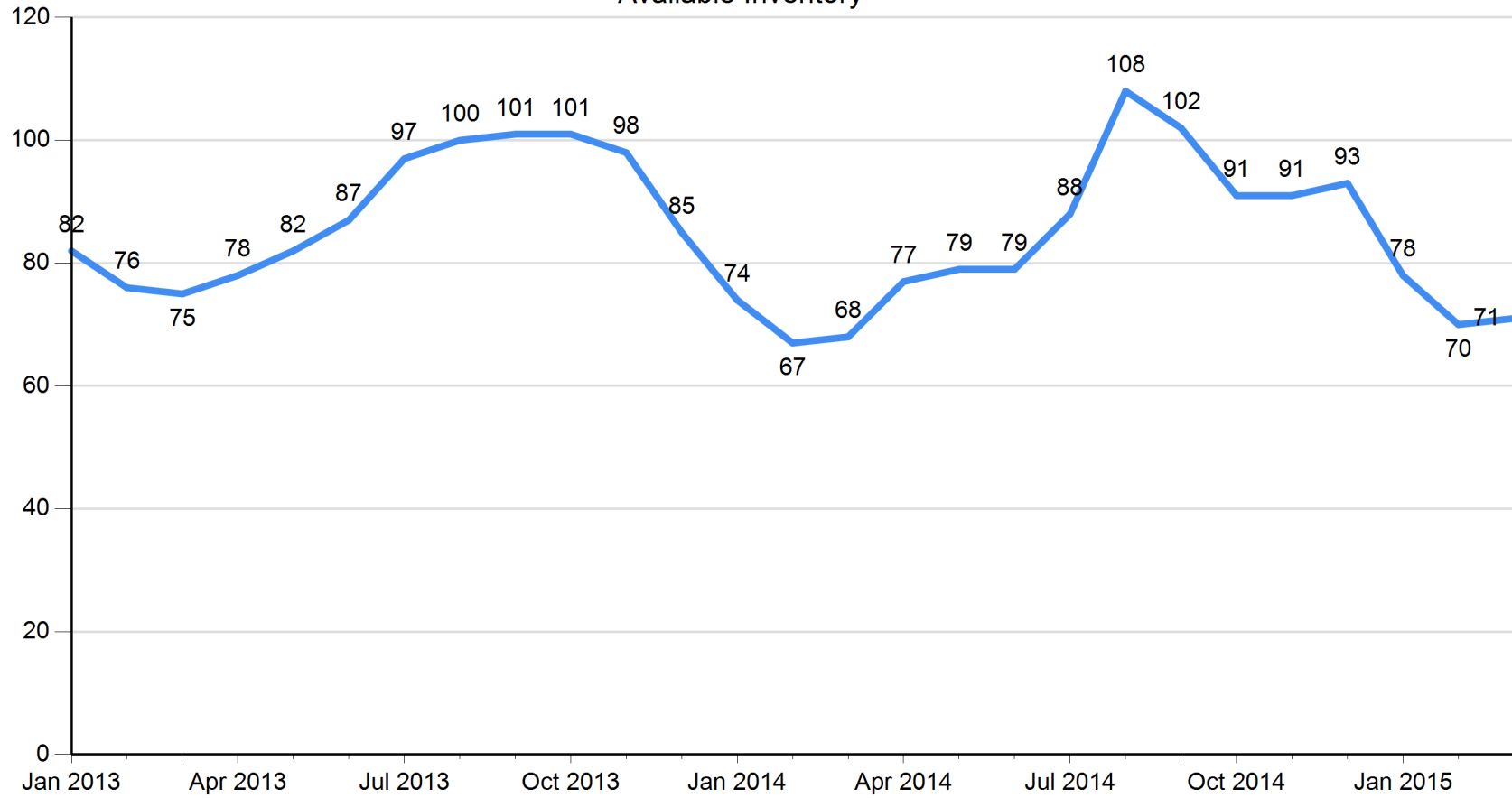


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Vineyard Haven

First Quarter 2015

Available Inventory



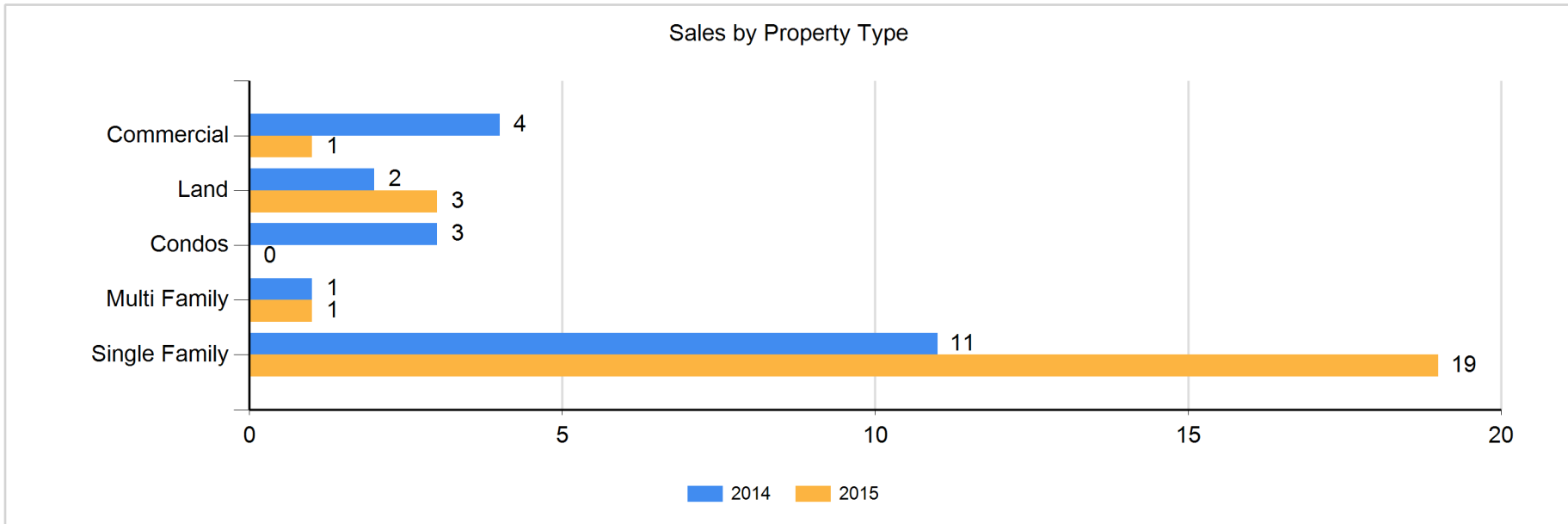


Vineyard Haven

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	20	33%	20
Single Family	19	73%	19
Multi Family	1	0%	1
Condos	0	-100%	0
Land	3	50%	3
Commercial	1	-75%	1



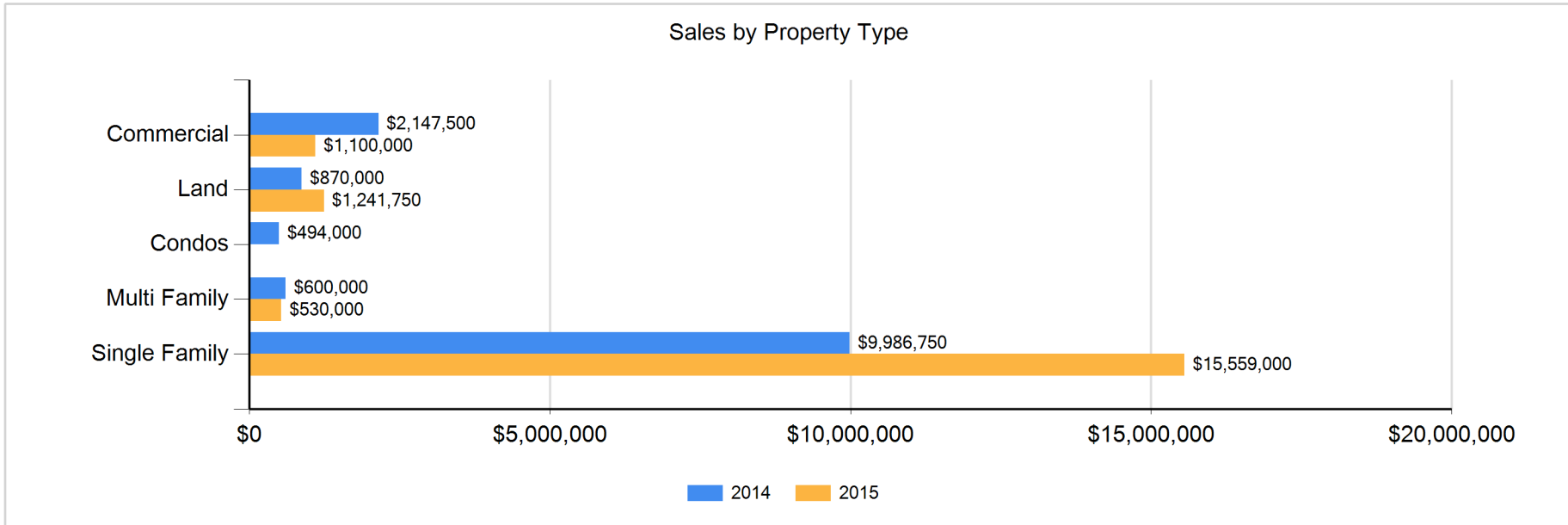


Vineyard Haven

First Quarter 2015

Year to Date - Sales Volume by Quarter

	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$16,089,000	45%	\$16,089,000
Single Family	\$15,559,000	56%	\$15,559,000
Multi Family	\$530,000	-12%	\$530,000
Condos			
Land	\$1,241,750	43%	\$1,241,750
Commercial	\$1,100,000	-49%	\$1,100,000



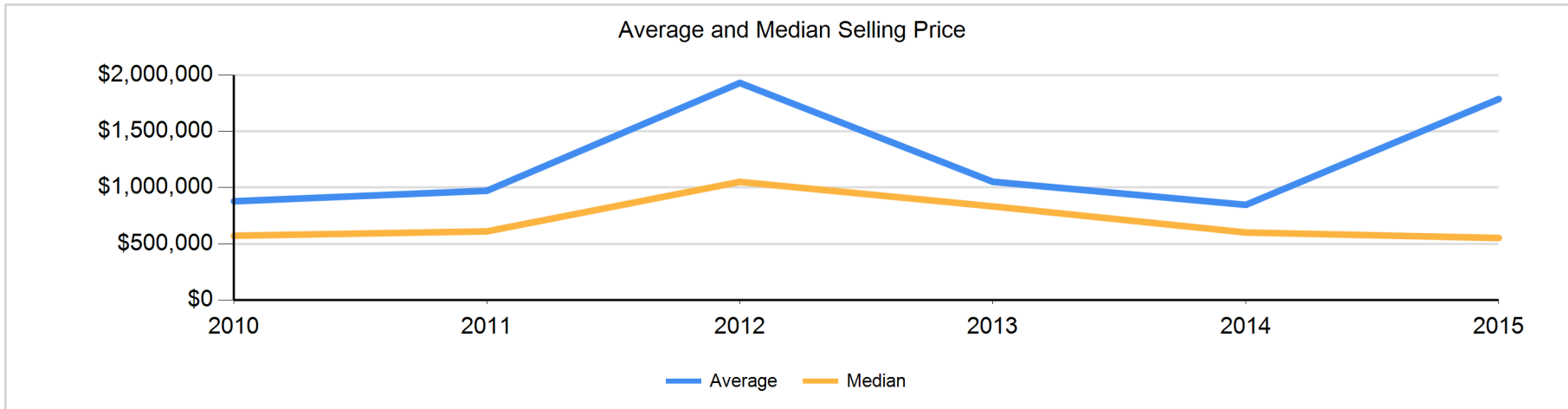


West Tisbury

First Quarter 2015

Quarterly Sales Summary

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DOM
2010	8	100%	\$877,656	-40%	\$571,250	1%	84%	-32%	\$7,021,250	20%	370
2011	9	13%	\$971,111	11%	\$610,000	7%	96%	14%	\$8,740,000	24%	113
2012	7	-22%	\$1,929,429	99%	\$1,050,000	72%	105%	9%	\$13,506,000	55%	146
2013	7	0%	\$1,050,943	-46%	\$832,000	-21%	96%	-9%	\$7,356,601	-46%	475
2014	9	29%	\$845,722	-20%	\$600,000	-28%	108%	13%	\$7,611,500	3%	211
2015	8	-11%	\$1,786,175	111%	\$551,250	-8%	95%	-12%	\$14,289,400	88%	302



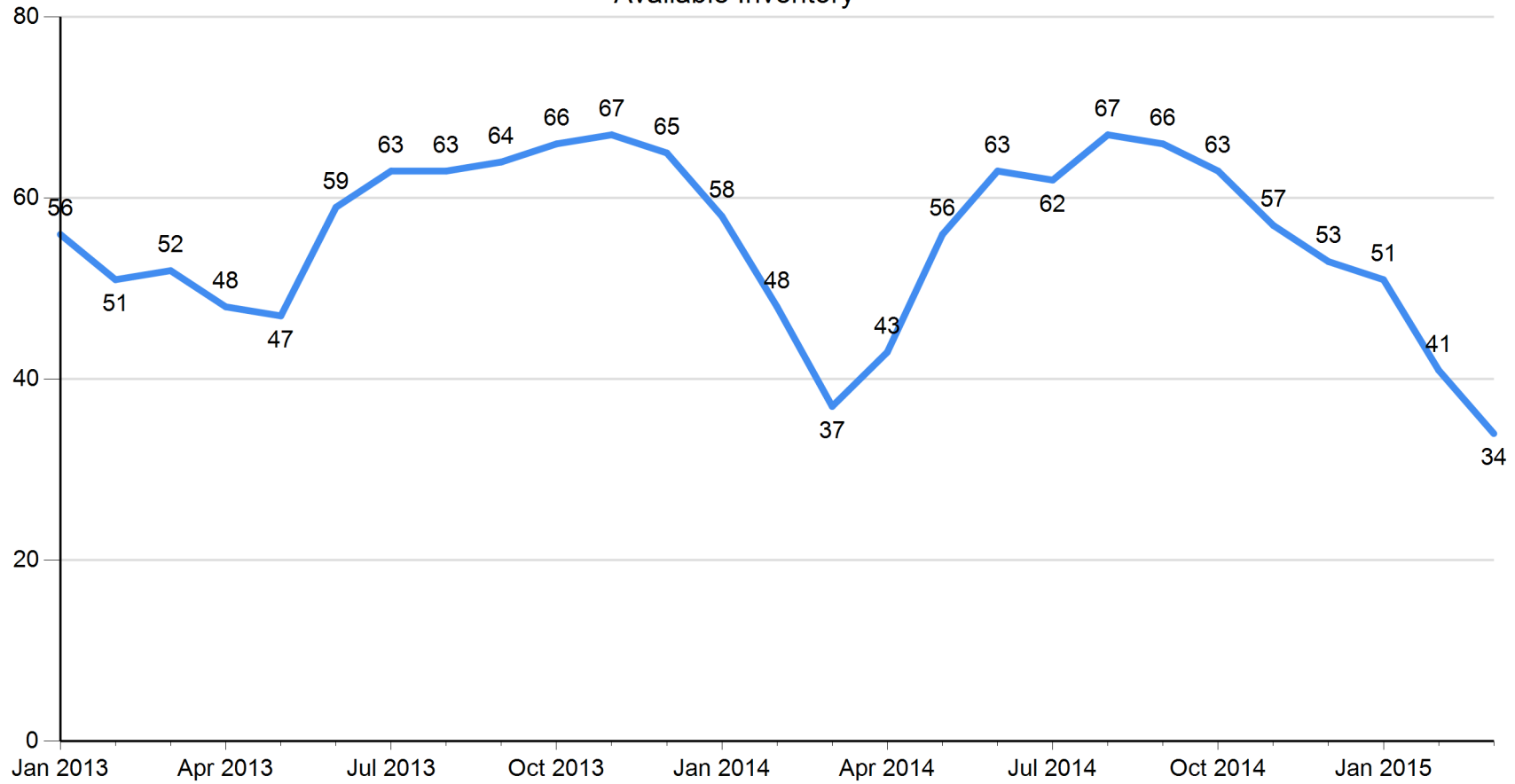


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West Tisbury

First Quarter 2015

Available Inventory



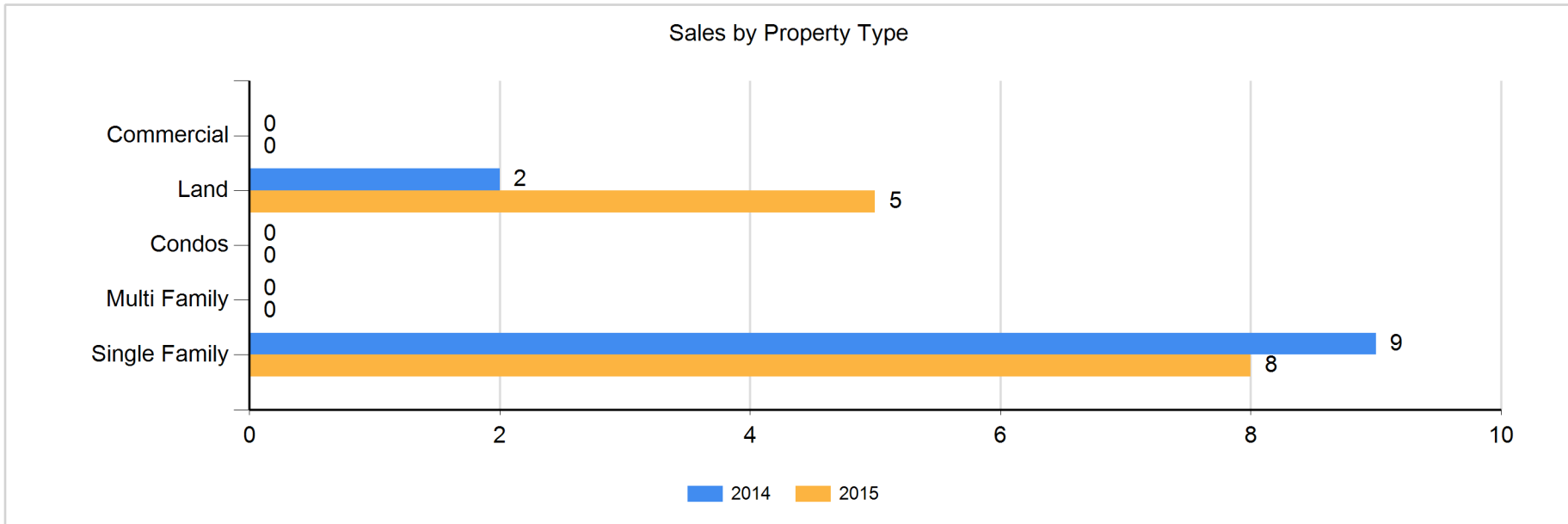


West Tisbury

First Quarter 2015

Year to Date - Number of Sales by Quarter

	1st Qtr		Total
	Sales	% + -	Sales
Residential	8	-11%	8
Single Family	8	-11%	8
Multi Family	0		0
Condos	0		0
Land	5	150%	5
Commercial	0		0





West Tisbury

First Quarter 2015

Year to Date - Sales Volume by Quarter

	1st Qtr		Total
	\$ Volume	% + -	\$ Volume
Residential	\$14,289,400	88%	\$14,289,400
Single Family	\$14,289,400	88%	\$14,289,400
Multi Family			
Condos			
Land	\$2,267,500	68%	\$2,267,500
Commercial			

