

Edgartown 02539

ZIP code · MA · Massachusetts > Dukes County > Edgartown

SELLER'S MARKET

\$3.5M

MEDIAN SALE PRICE

+145.0%

1-YR CHANGE

102

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



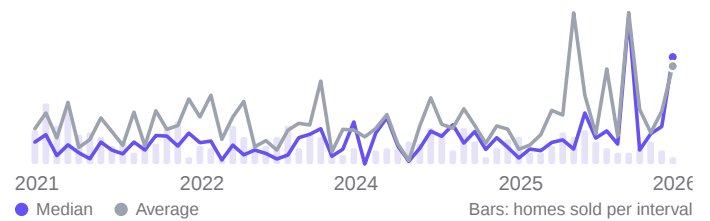
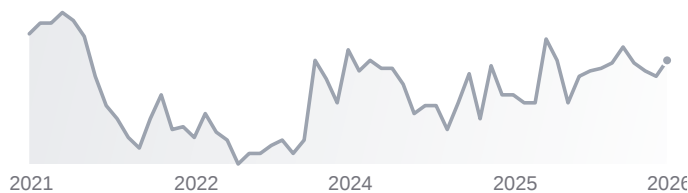
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$5.7M · Average \$5.3M

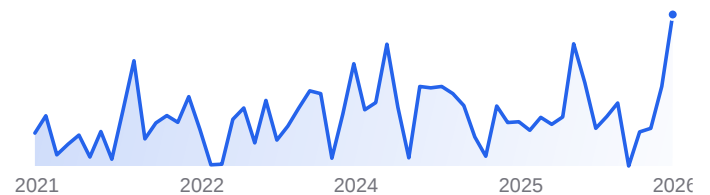
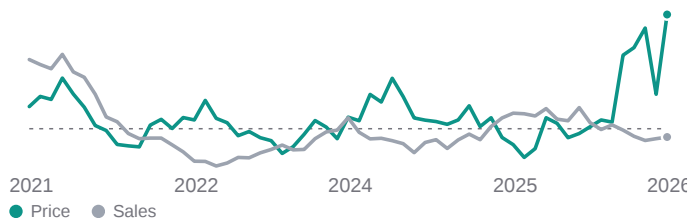


Growth (year over year)

Price +145.0% · Sales -10.5%

Price per square foot

\$1859/ft²

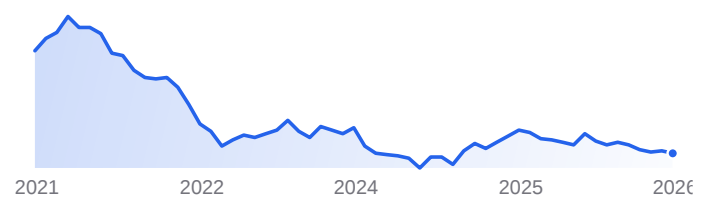
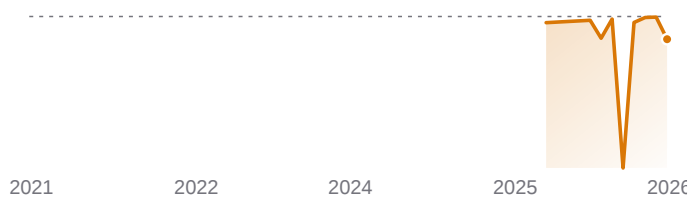


Sale premium vs estimated value

-11.9%

Annual turnover (share of homes sold)

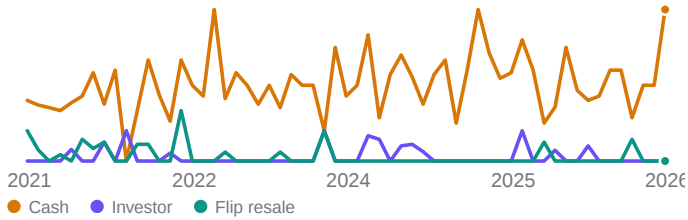
2.2%



BUYERS & OUTCOMES

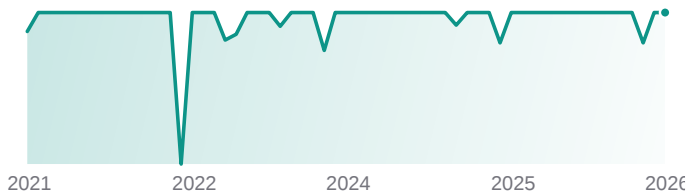
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



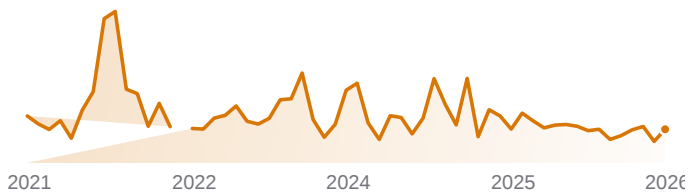
Sellers who sold at a gain

100%

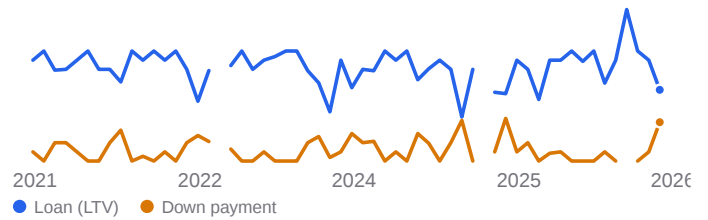


Median annualized return at resale

+6.6%

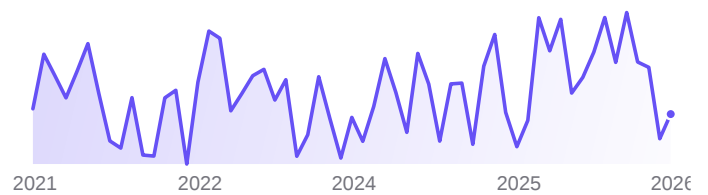


Financing (share of purchase price) Loan (LTV) 59% · Down payment 41%



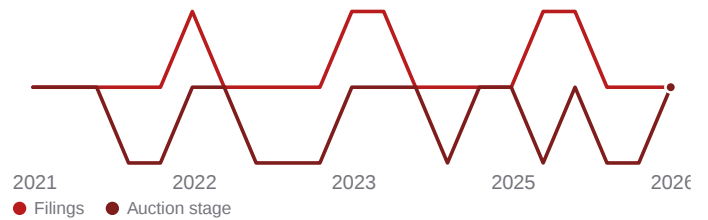
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,634
Median value (AVM)	\$1.8M
Median size	1,848 ft²
Median bedrooms	3
Median year built	1986
Single family	77%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.8%
Owner occupied	21%
Company owned	34%
Median loan-to-value	19%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	6,633
Density	123 / mi ²
Median household income	\$90K
Average household income	\$138K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	40
Homes occupied	49%
Bachelor's or higher	20%
Poverty rate	4.4%
Unemployment	1.4%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.