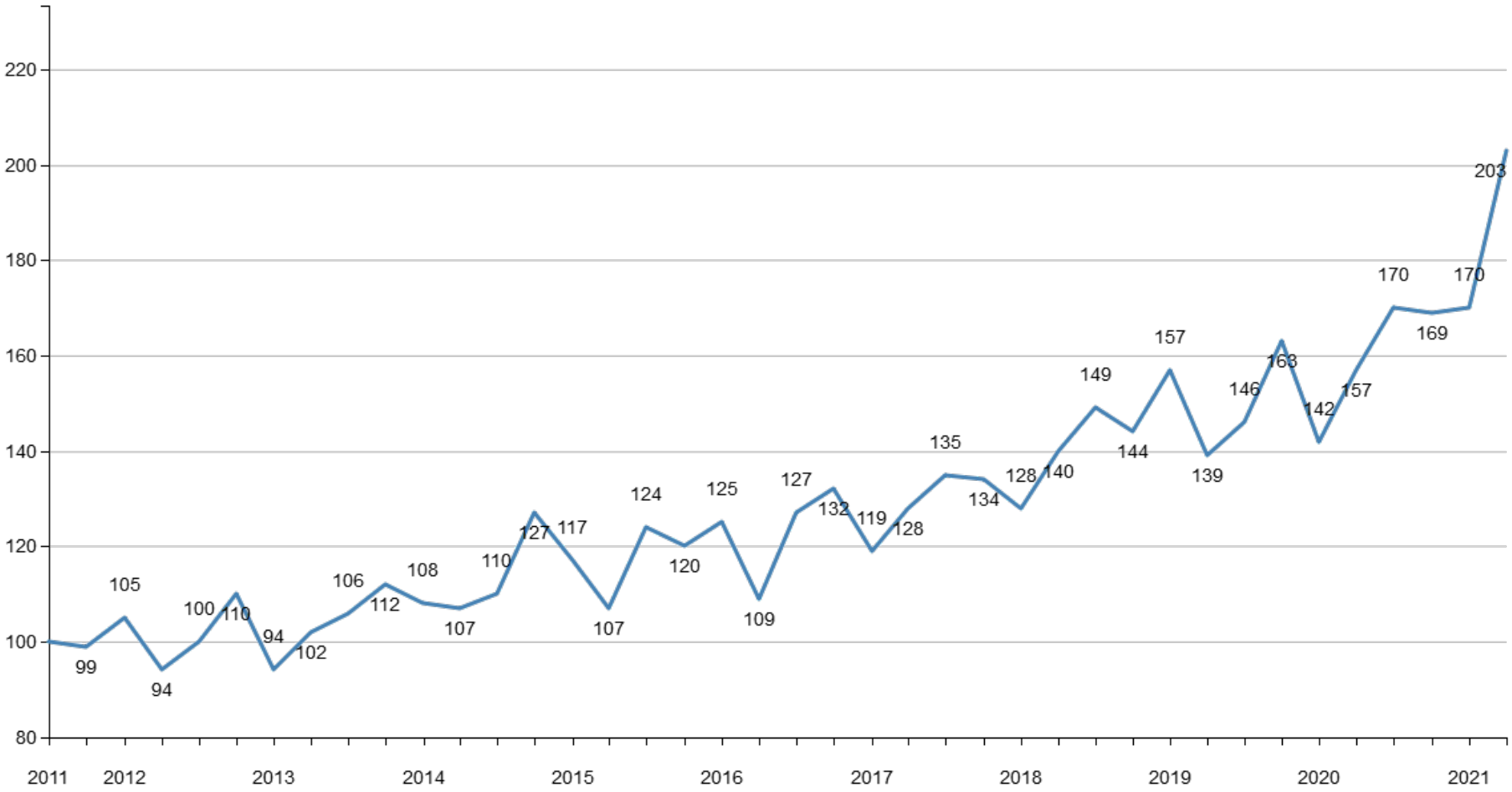


LINK

MARTHA'S VINEYARD
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021



Island-wide
Ten Year Price Index
(Appreciation Rate)





Definitions

Sales:	Number of Sales
% + -:	Percentage Change
% Tot:	Percentage of Total Sales
Avg Sell:	Average Selling Price
Median Sell:	Median Selling Price
% of AV:	Average Selling Price as a Percentage of Assessed Value
DTS:	Days to Sale. Calculated from Date Listed to Date Closed
Inventory:	Number of listings available for sale. Includes all property designations and excludes property status of P&S.

Methodology

Sold Data: Link includes all "Arms-Length" transactions including Non-Broker transactions.

Property Designations include:

- Single Family
- Multi Family
- Condo
- Commercial
- Land

Land Sales include Deeded Beach Lot transfers

Information is Deemed Reliable but not guaranteed.



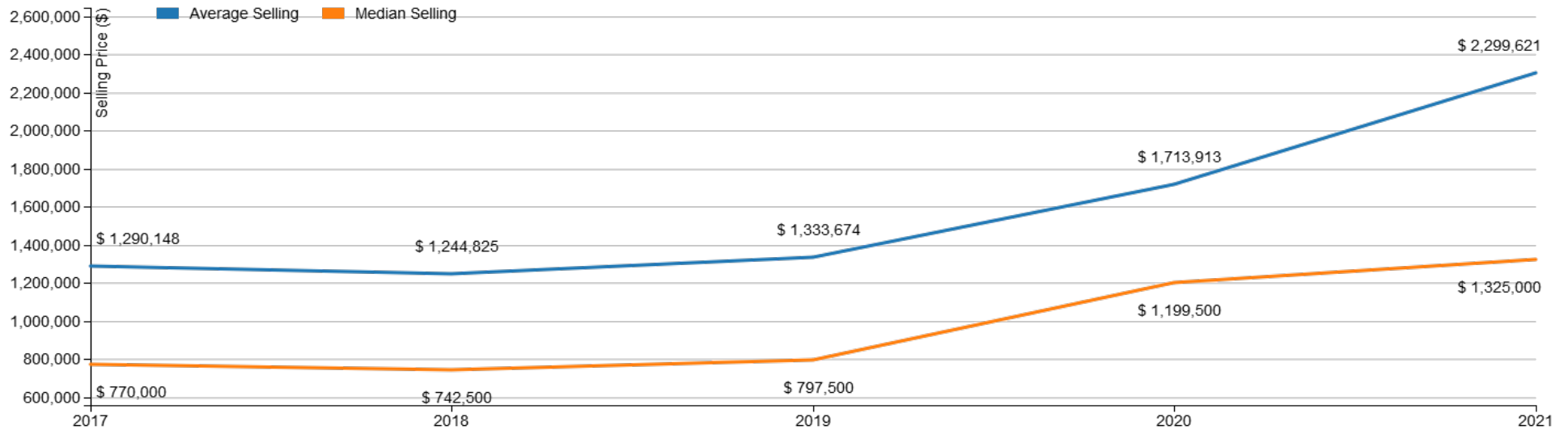
Island-Wide

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	113	-	\$1,290,148	-	\$770,000	-	133%	-	\$145,786,700	-	226
2018	106	-6%	\$1,244,825	-4%	\$742,500	-4%	136%	2%	\$131,951,470	-9%	182
2019	100	-6%	\$1,333,674	7%	\$797,500	7%	125%	-9%	\$133,367,423	1%	272
2020	64	-36%	\$1,713,913	29%	\$1,199,500	50%	134%	8%	\$109,690,442	-18%	306
2021	115	80%	\$2,299,621	34%	\$1,325,000	10%	164%	22%	\$264,456,436	141%	227

Average / Median Selling Price

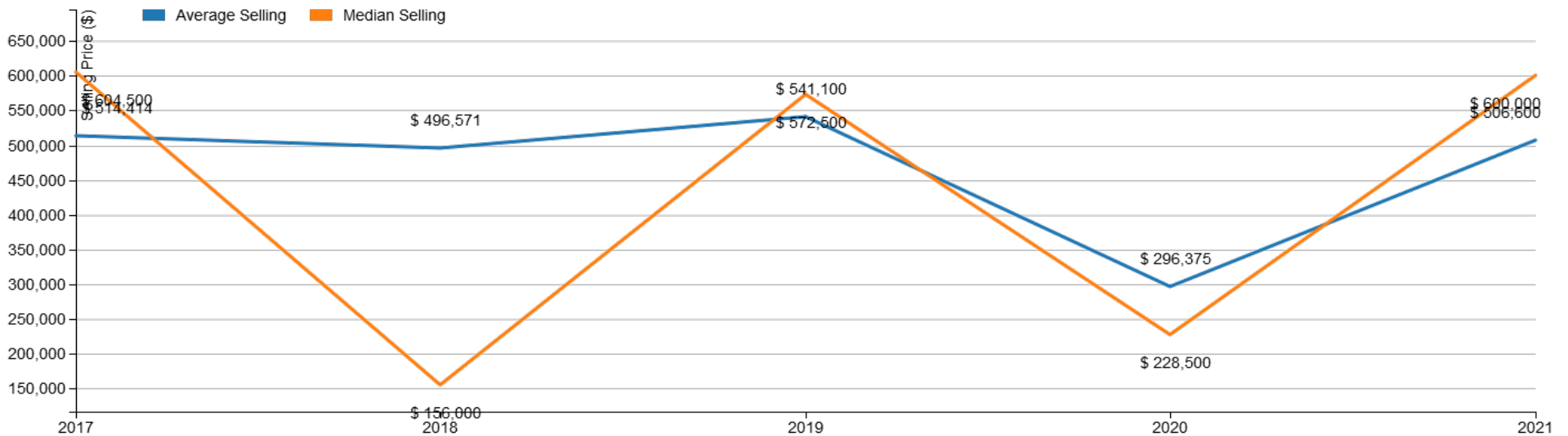


LINK

Island-Wide Summary: Condo Sales 2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	Avg Psf	% + -	Med Psf	% + -	\$ Volume	% + -	DTS
2017	7	-	\$514,414	-	\$604,500	-	\$420	-	\$388	-	\$3,600,900	-	193
2018	7	0%	\$496,571	-3%	\$156,000	-74%	\$514	22%	\$286	-26%	\$3,476,000	-3%	55
2019	10	43%	\$541,100	9%	\$572,500	267%	\$630	23%	\$652	128%	\$5,411,000	56%	95
2020	8	-20%	\$296,375	-45%	\$228,500	-60%	\$375	-41%	\$345	-47%	\$2,371,000	-56%	127
2021	5	-38%	\$506,600	71%	\$600,000	163%	\$902	141%	\$904	162%	\$2,533,000	7%	288

Average / Median Selling Price

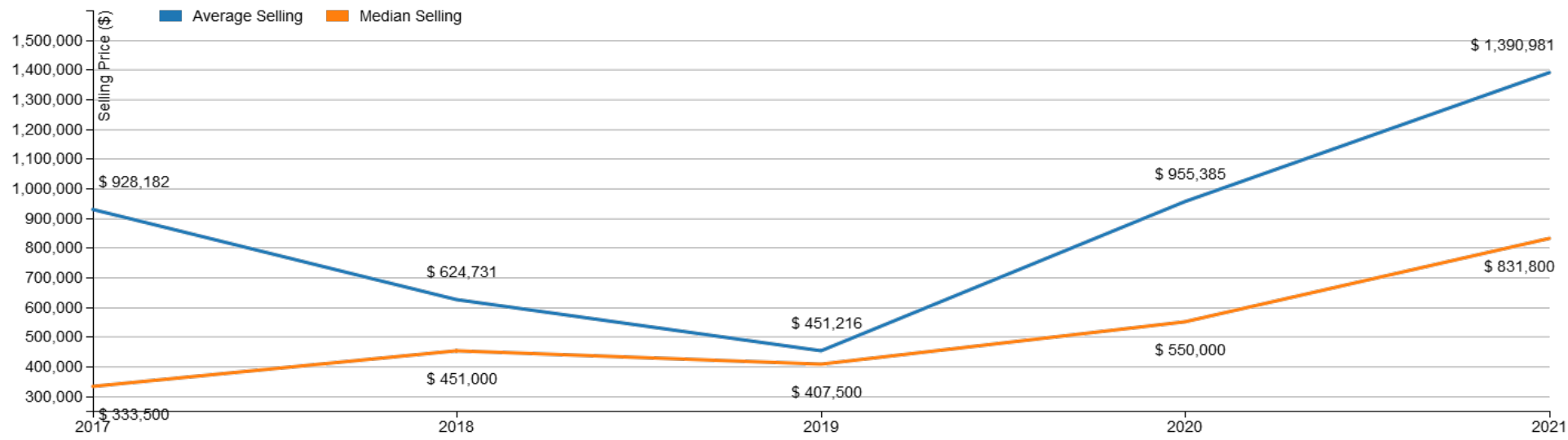




Island-Wide
 Summary: Land Sales
 2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	22	-	\$928,182	-	\$333,500	-	182%	-	\$20,420,000	-	407
2018	31	41%	\$624,731	-33%	\$451,000	35%	119%	-35%	\$19,366,676	-5%	284
2019	18	-42%	\$451,216	-28%	\$407,500	-10%	119%	0%	\$8,121,880	-58%	221
2020	13	-28%	\$955,385	112%	\$550,000	35%	104%	-13%	\$12,420,000	53%	259
2021	37	185%	\$1,390,981	46%	\$831,800	51%	1,943%	1,774%	\$51,466,300	314%	338

Average / Median Selling Price

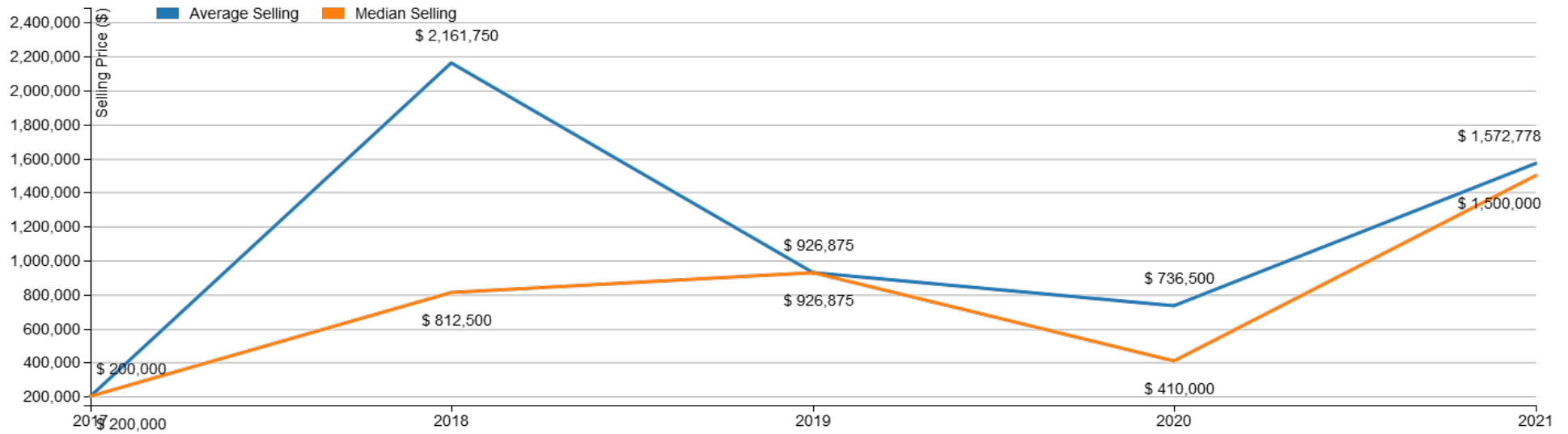




Island-Wide
 Summary: Commercial Sales
 2nd Quarter 2021

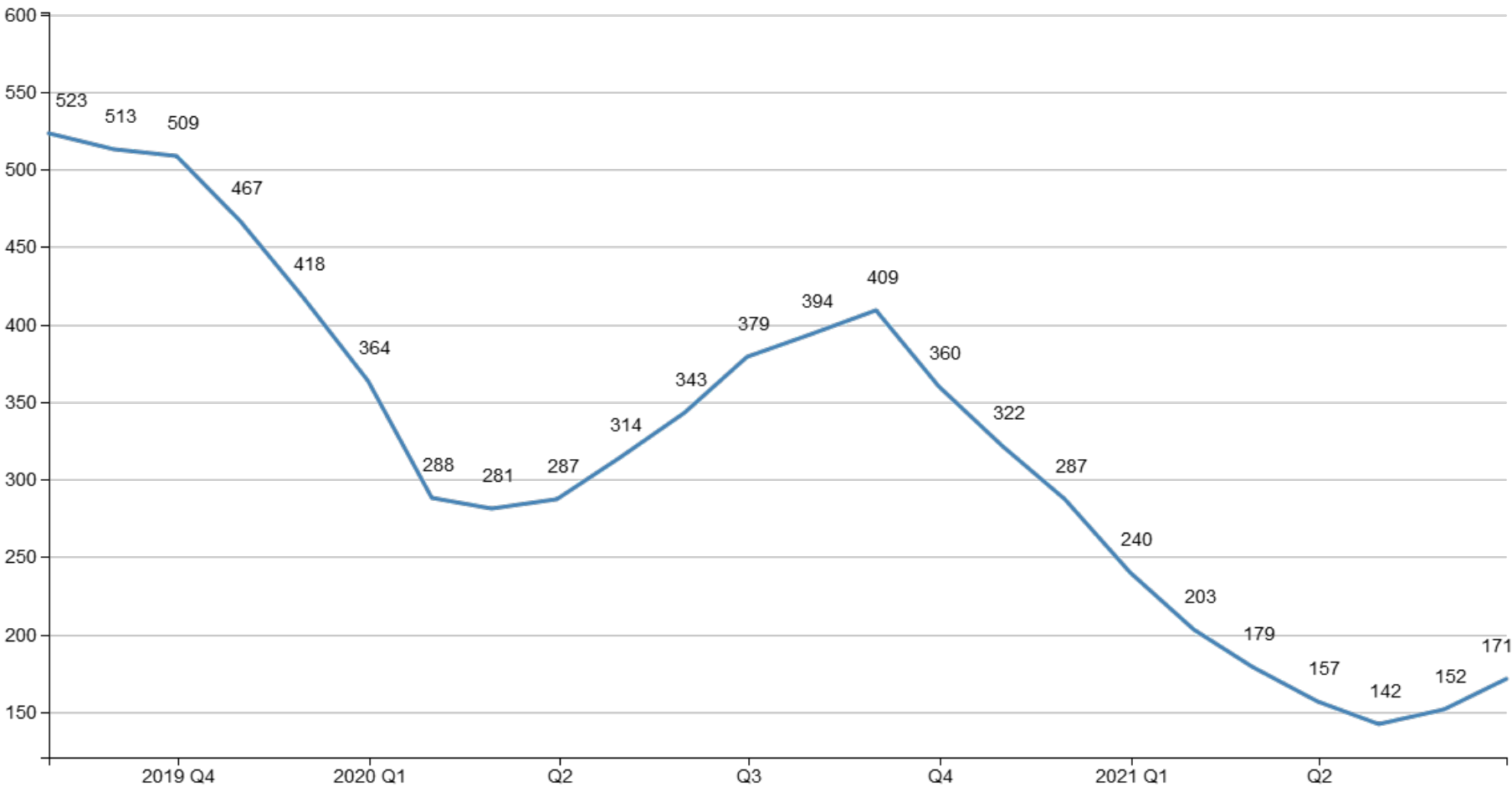
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	1	-	\$200,000	-	\$200,000	-	-	-	\$200,000	-	
2018	8	700%	\$2,161,750	981%	\$812,500	306%	144%	-	\$17,294,000	8,547%	408
2019	2	-75%	\$926,875	-57%	\$926,875	14%	172%	19%	\$1,853,750	-89%	158
2020	5	150%	\$736,500	-21%	\$410,000	-56%	129%	-25%	\$3,682,500	99%	159
2021	9	80%	\$1,572,778	114%	\$1,500,000	266%	140%	8%	\$14,155,000	284%	483

Average / Median Selling Price





Island-Wide
Inventory
2nd Quarter 2021

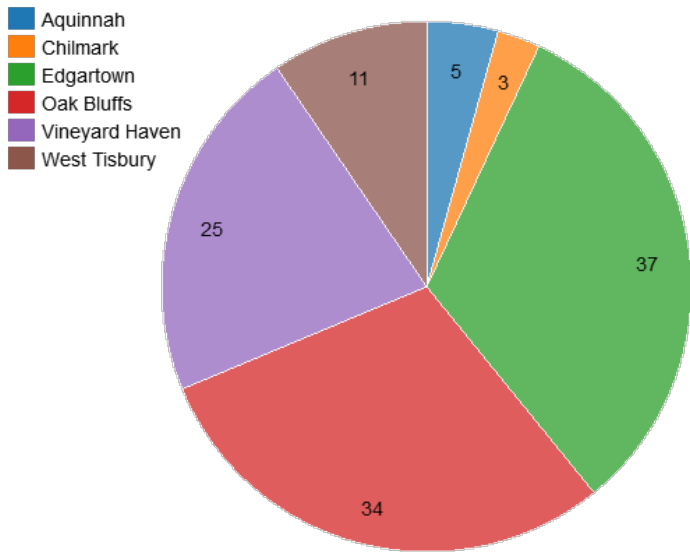




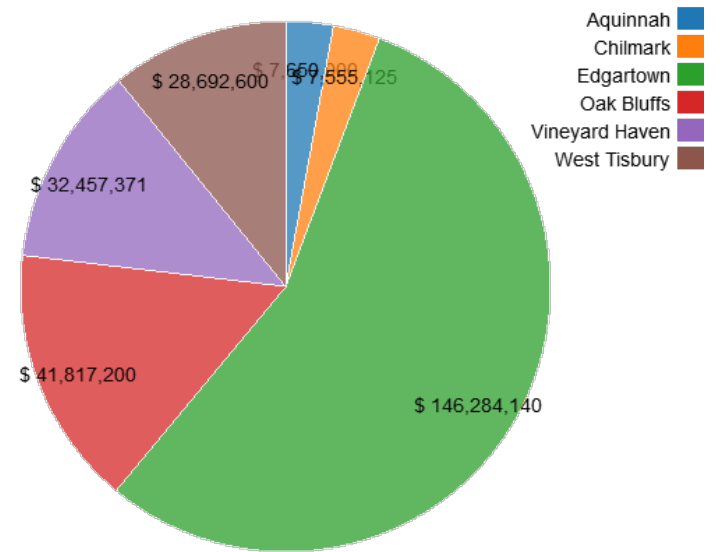
Sales Summary by Town
Single/Multi-Family
2nd Quarter 2021

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	5	400%	\$1,530,000	119%	\$1,195,000	71%	127%	55%	\$7,650,000	993%	207
Chilmark	3	-63%	\$2,518,375	50%	\$3,000,000	119%	136%	6%	\$7,555,125	-44%	1,070
Edgartown	37	48%	\$3,953,625	60%	\$2,780,000	68%	169%	12%	\$146,284,140	136%	237
Oak Bluffs	34	162%	\$1,229,918	21%	\$1,000,000	28%	157%	34%	\$41,817,200	218%	169
Vineyard Haven	25	108%	\$1,298,295	5%	\$875,000	-10%	189%	40%	\$32,457,371	119%	163
West Tisbury	11	120%	\$2,608,418	133%	\$1,605,100	89%	131%	17%	\$28,692,600	413%	252

Number of Sales by Town



Total Dollar Volume by Town

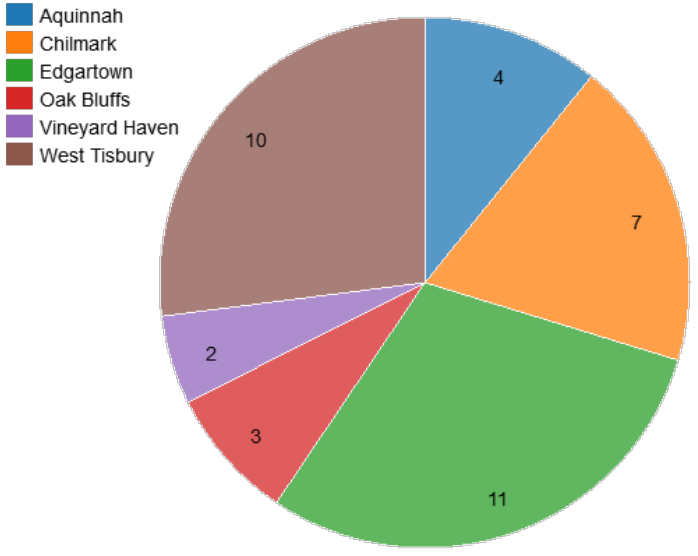




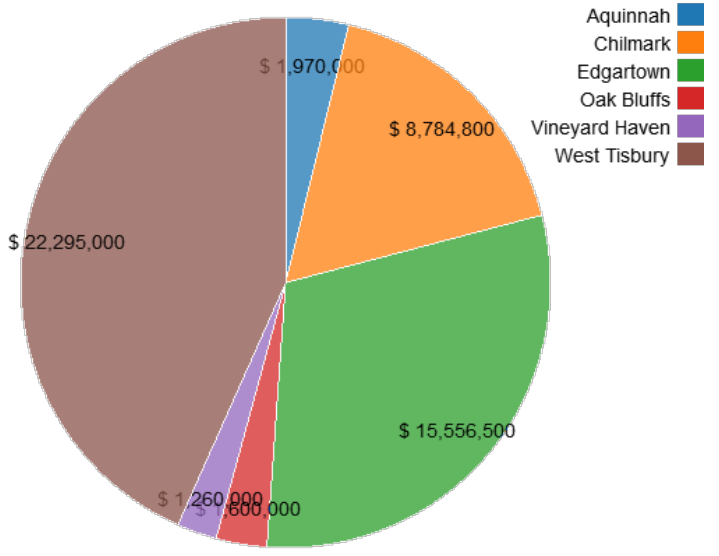
Sales Summary by Town
Land
2nd Quarter 2021

	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
Aquinnah	4	-	\$492,500	-	\$475,000	-	62%	-	\$1,970,000	-	628
Chilmark	7	40%	\$1,254,971	10%	\$831,800	145%	188%	82%	\$8,784,800	54%	76
Edgartown	11	450%	\$1,414,227	68%	\$1,400,000	66%	150%	-6%	\$15,556,500	823%	409
Oak Bluffs	3	50%	\$533,333	2%	\$485,000	-8%	115%	3%	\$1,600,000	52%	296
Vineyard Haven	2	100%	\$630,000	11%	\$630,000	11%	211%	52%	\$1,260,000	121%	95
West Tisbury	10	233%	\$2,229,500	96%	\$865,000	-22%	6,790%	13,162%	\$22,295,000	555%	262

Number of Sales by Town



Total Dollar Volume by Town



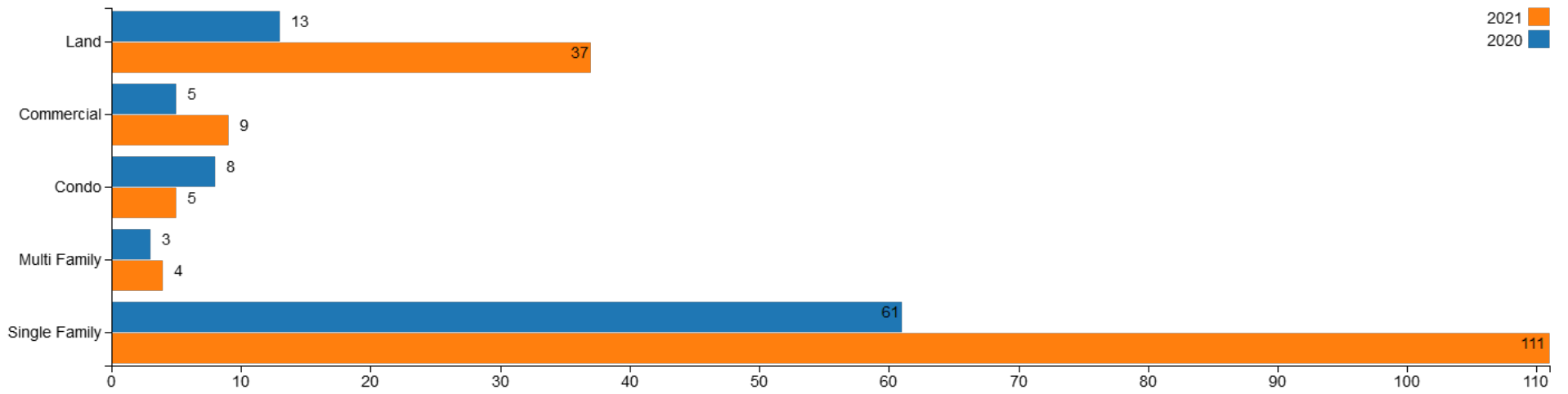


Island-Wide

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	120	11%	120	67%	0	-	0	-	240	33%
- Single Family	111	11%	111	82%	0	-	0	-	222	38%
- Multi Family	3	50%	4	33%	0	-	0	-	7	40%
- Condo	6	0%	5	-38%	0	-	0	-	11	-21%
Commercial	8	167%	9	80%	0	-	0	-	17	113%
Land	26	63%	37	185%	0	-	0	-	63	117%
Total	154	21%	166	84%	0	-	0	-	320	47%



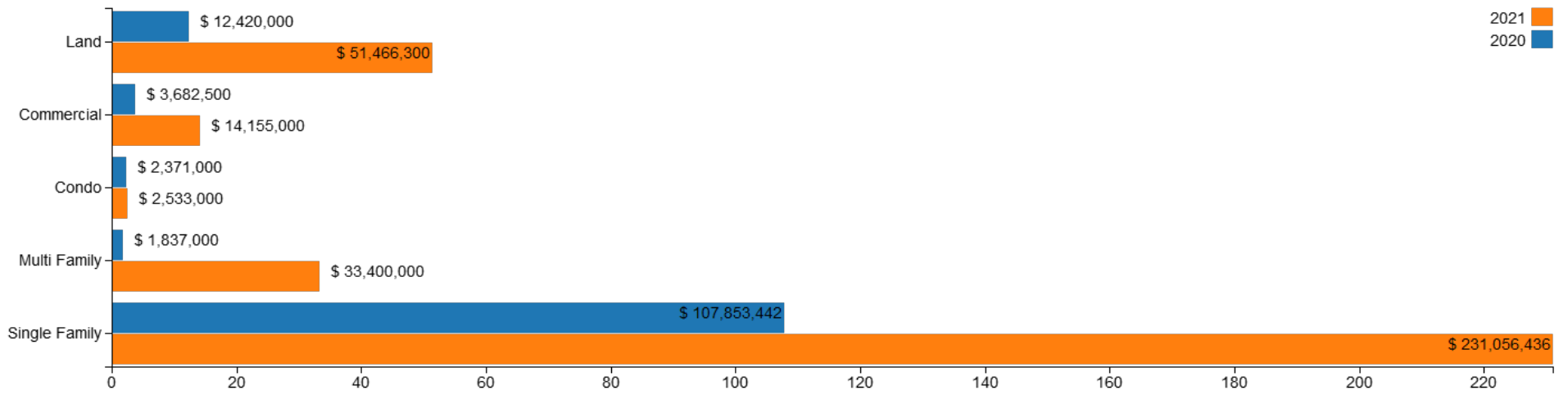


Island-Wide

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$200,676,125	36%	\$266,989,436	138%	-	-	-	-	\$467,665,561	80%
- Single Family	\$194,204,125	34%	\$231,056,436	114%	-	-	-	-	\$425,260,561	68%
- Multi Family	\$3,210,000	116%	\$33,400,000	1,718%	-	-	-	-	\$36,610,000	1,001%
- Condo	\$3,262,000	121%	\$2,533,000	7%	-	-	-	-	\$5,795,000	51%
Commercial	\$23,525,000	1,151%	\$14,155,000	284%	-	-	-	-	\$37,680,000	577%
Land	\$26,763,000	25%	\$51,466,300	314%	-	-	-	-	\$78,229,300	131%
Total	\$250,964,125	47%	\$332,610,736	160%	\$0	-	\$0	-	\$583,574,861	95%



LINK

AQUINNAH
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021

LINK

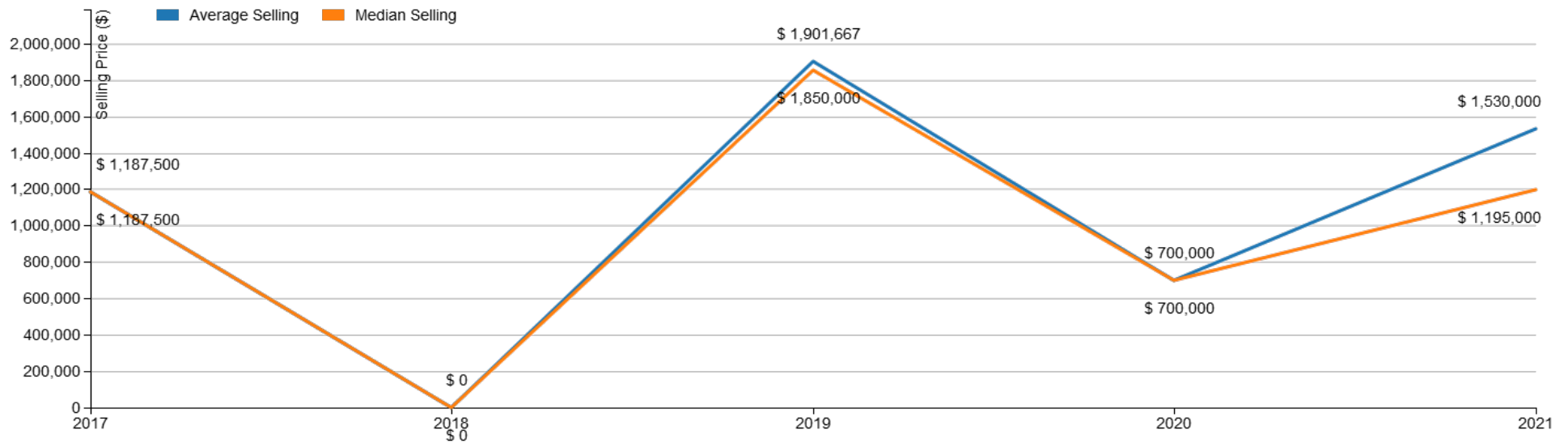
Aquinnah

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	2	-	\$1,187,500	-	\$1,187,500	-	156%	-	\$2,375,000	-	469
2018	0	-	-	-	-	-	-	-	-	-	
2019	3	-	\$1,901,667	-	\$1,850,000	-	118%	-	\$5,705,000	-	324
2020	1	-67%	\$700,000	-63%	\$700,000	-62%	82%	-30%	\$700,000	-88%	310
2021	5	400%	\$1,530,000	119%	\$1,195,000	71%	127%	55%	\$7,650,000	993%	207

Average / Median Selling Price



LINK

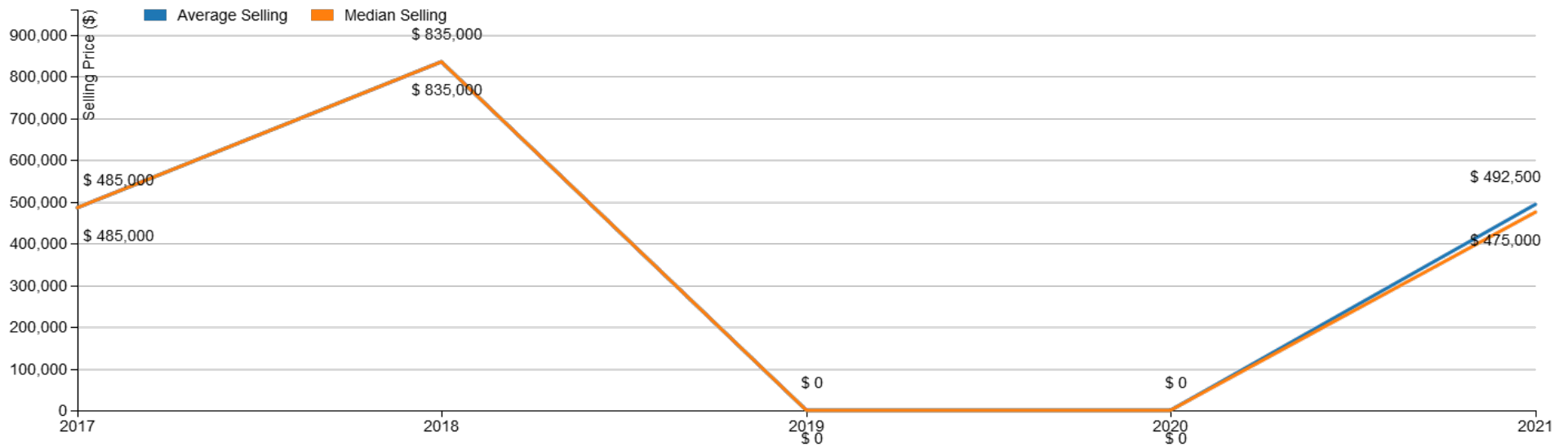
Aquinnah

Summary: Land Sales

2nd Quarter 2021

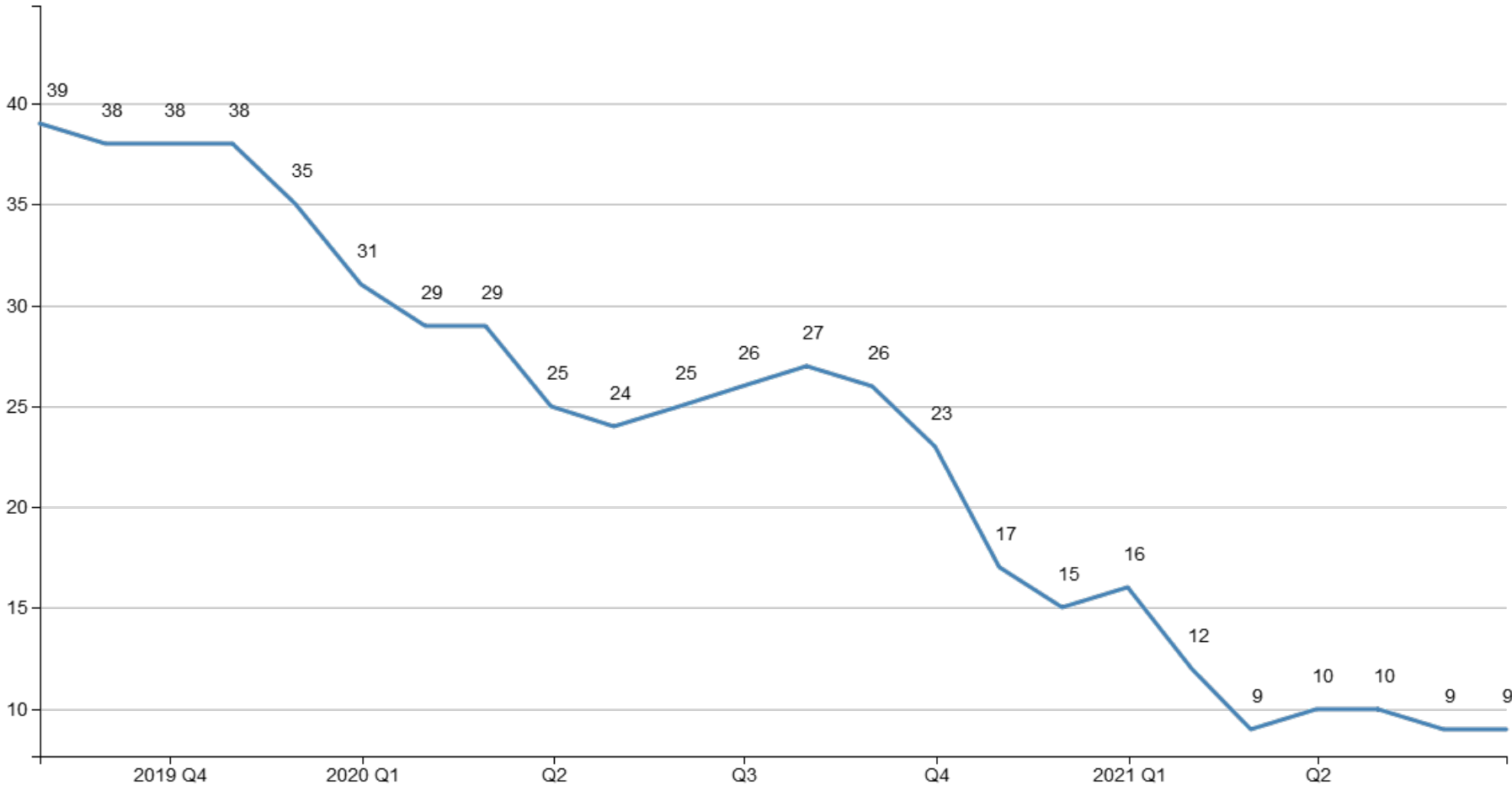
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	1	-	\$485,000	-	\$485,000	-	129%	-	\$485,000	-	298
2018	1	0%	\$835,000	72%	\$835,000	72%	110%	-15%	\$835,000	72%	
2019	0	-	-	-	-	-	-	-	-	-	
2020	0	-	-	-	-	-	-	-	-	-	
2021	4	-	\$492,500	-	\$475,000	-	62%	-	\$1,970,000	-	628

Average / Median Selling Price





Aquinnah
Inventory
2nd Quarter 2021



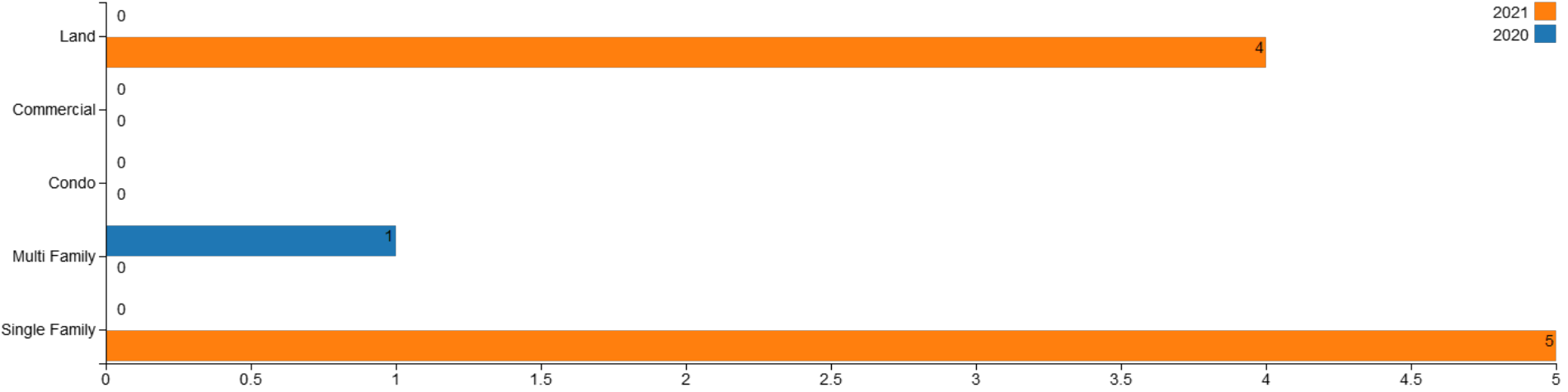


Aquinnah

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	1	-67%	5	400%	0	-	0	-	6	50%
- Single Family	1	-67%	5	-	0	-	0	-	6	100%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	1	-	4	-	0	-	0	-	5	-
Total	2	-33%	9	800%	0	-	0	-	11	175%



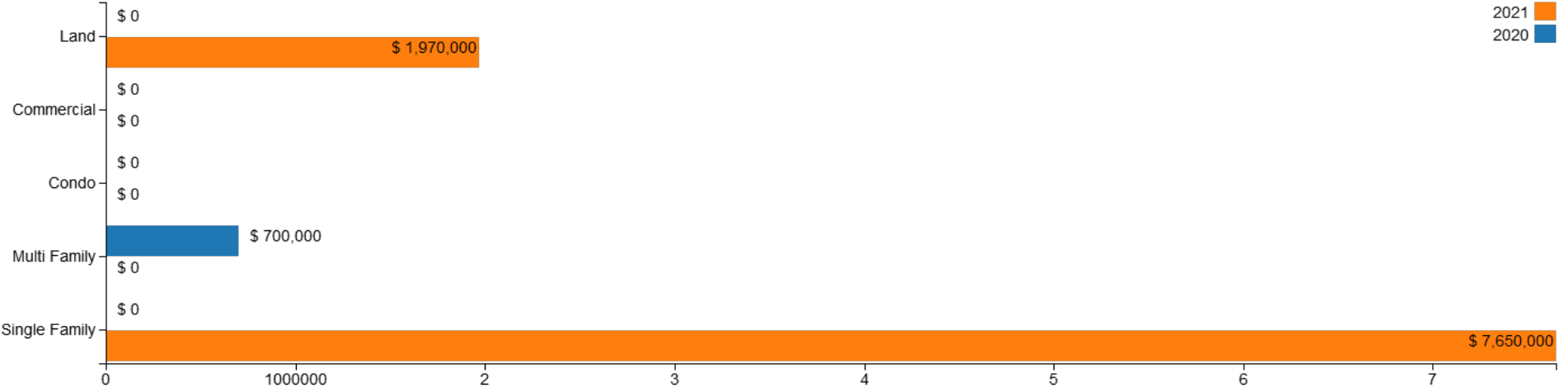


Aquinnah

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$2,425,000	-10%	\$7,650,000	993%	-	-	-	-	\$10,075,000	198%
- Single Family	\$2,425,000	-10%	\$7,650,000	-	-	-	-	-	\$10,075,000	275%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$130,000	-	\$1,970,000	-	-	-	-	-	\$2,100,000	-
Total	\$2,555,000	-5%	\$9,620,000	1,274%	\$0	-	\$0	-	\$12,175,000	260%



LINK

CHILMARK
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021



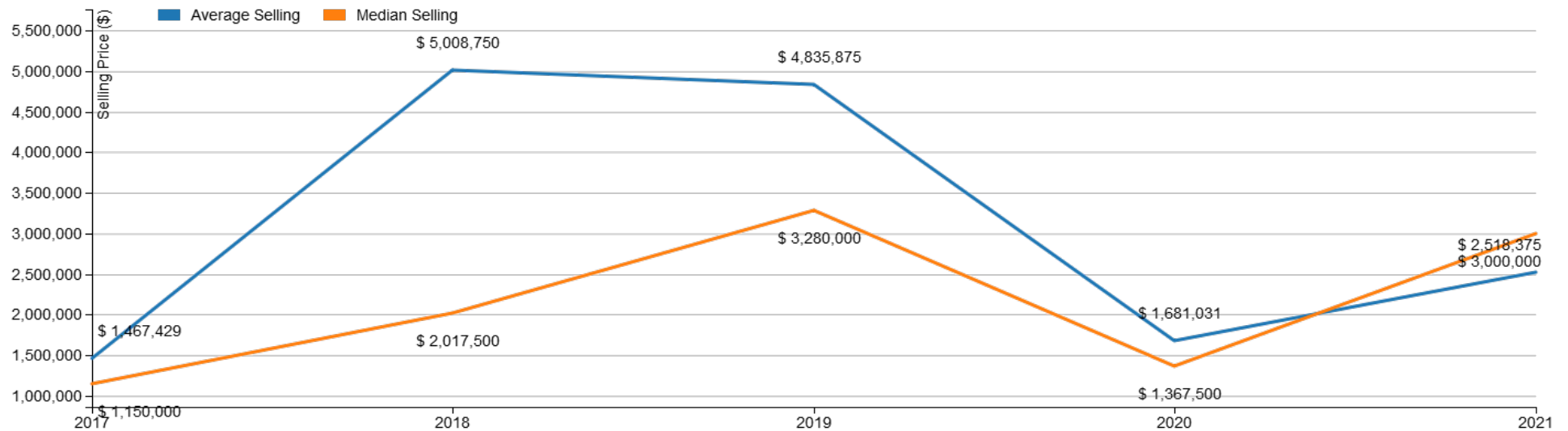
Chilmark

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	7	-	\$1,467,429	-	\$1,150,000	-	116%	-	\$10,272,000	-	474
2018	4	-43%	\$5,008,750	241%	\$2,017,500	75%	121%	4%	\$20,035,000	95%	288
2019	4	0%	\$4,835,875	-3%	\$3,280,000	63%	95%	-21%	\$19,343,500	-3%	335
2020	8	100%	\$1,681,031	-65%	\$1,367,500	-58%	129%	36%	\$13,448,250	-30%	467
2021	3	-63%	\$2,518,375	50%	\$3,000,000	119%	136%	6%	\$7,555,125	-44%	1,070

Average / Median Selling Price





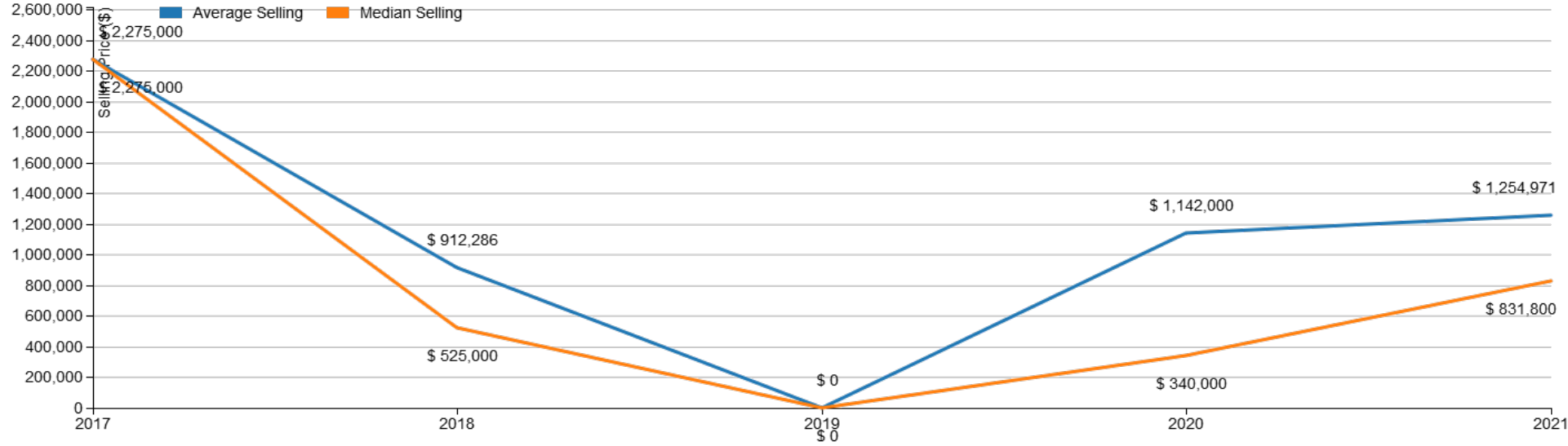
Chilmark

Summary: Land Sales

2nd Quarter 2021

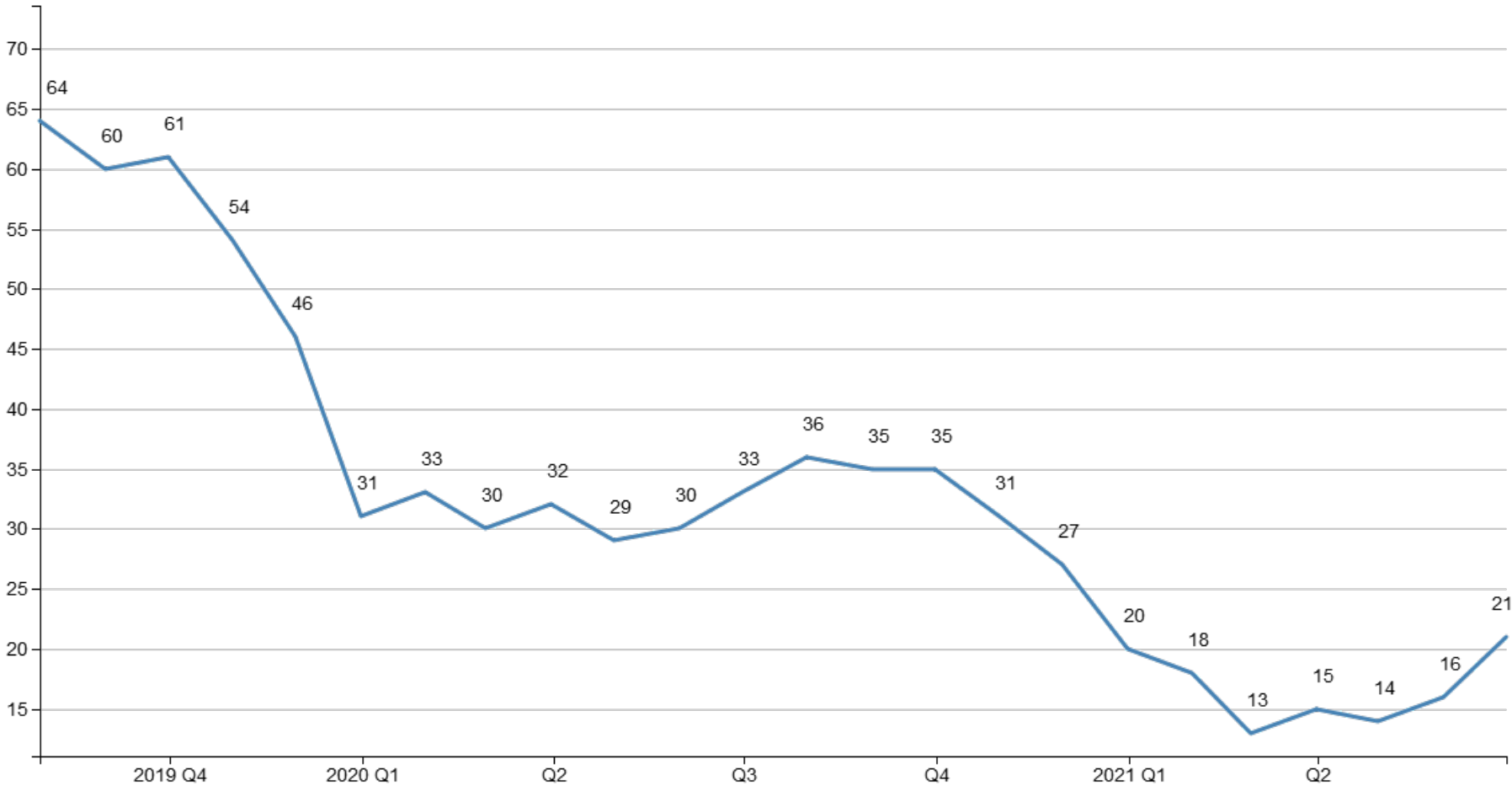
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	2	-	\$2,275,000	-	\$2,275,000	-	103%	-	\$4,550,000	-	668
2018	7	250%	\$912,286	-60%	\$525,000	-77%	106%	3%	\$6,386,000	40%	381
2019	0	-	-	-	-	-	-	-	-	-	
2020	5	-	\$1,142,000	-	\$340,000	-	103%	-	\$5,710,000	-	123
2021	7	40%	\$1,254,971	10%	\$831,800	145%	188%	82%	\$8,784,800	54%	76

Average / Median Selling Price





Chilmark
Inventory
2nd Quarter 2021



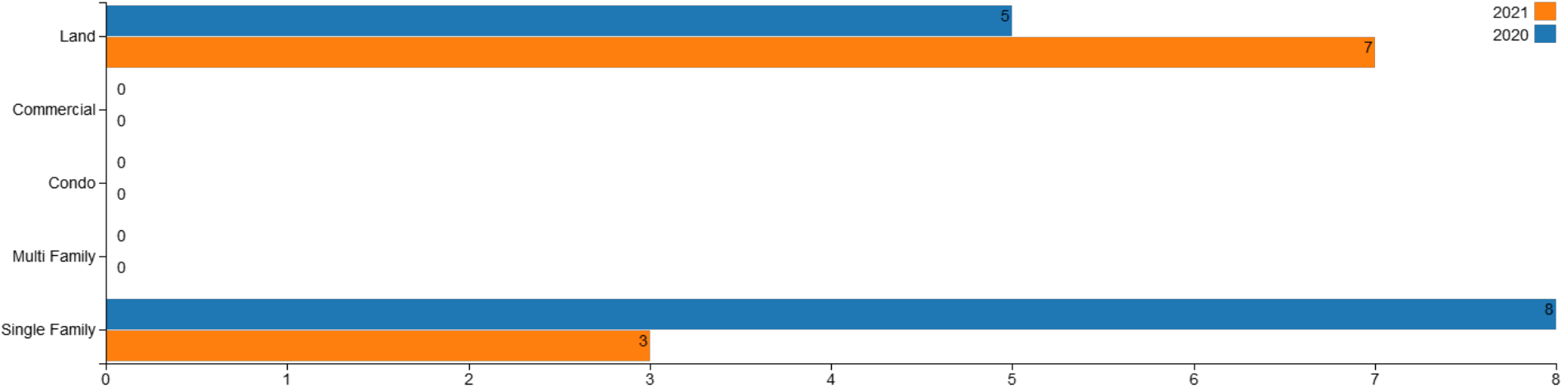


Chilmark

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	6	-14%	3	-63%	0	-	0	-	9	-40%
- Single Family	6	-14%	3	-63%	0	-	0	-	9	-40%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	3	200%	7	40%	0	-	0	-	10	67%
Total	9	13%	10	-23%	0	-	0	-	19	-10%



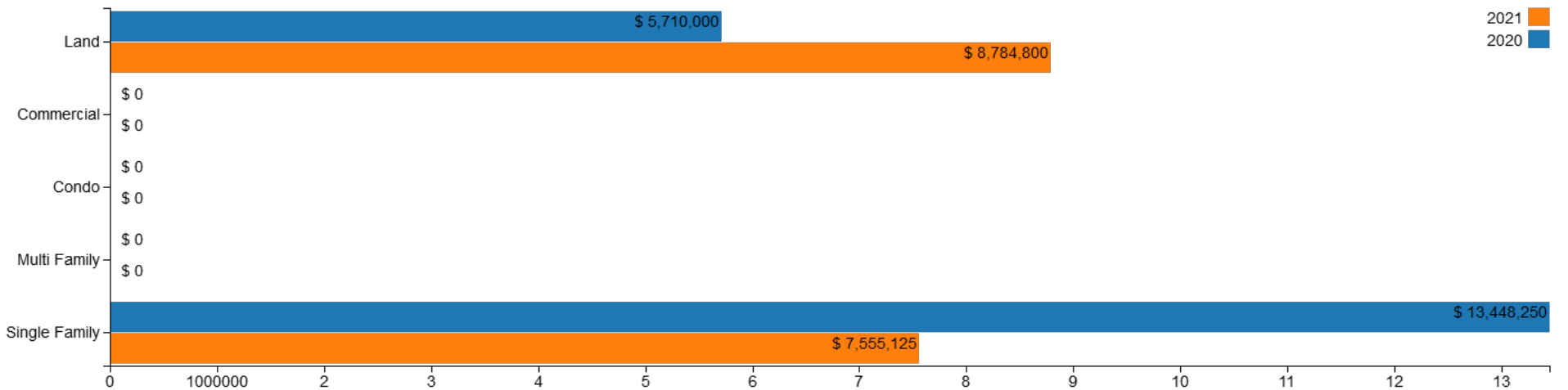


Chilmark

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$11,092,250	-34%	\$7,555,125	-44%	-	-	-	-	\$18,647,375	-38%
- Single Family	\$11,092,250	-34%	\$7,555,125	-44%	-	-	-	-	\$18,647,375	-38%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	\$1,819,000	95%	\$8,784,800	54%	-	-	-	-	\$10,603,800	60%
Total	\$12,911,250	-27%	\$16,339,925	-15%	\$0	-	\$0	-	\$29,251,175	-21%



LINK

EDGARTOWN
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021

LINK

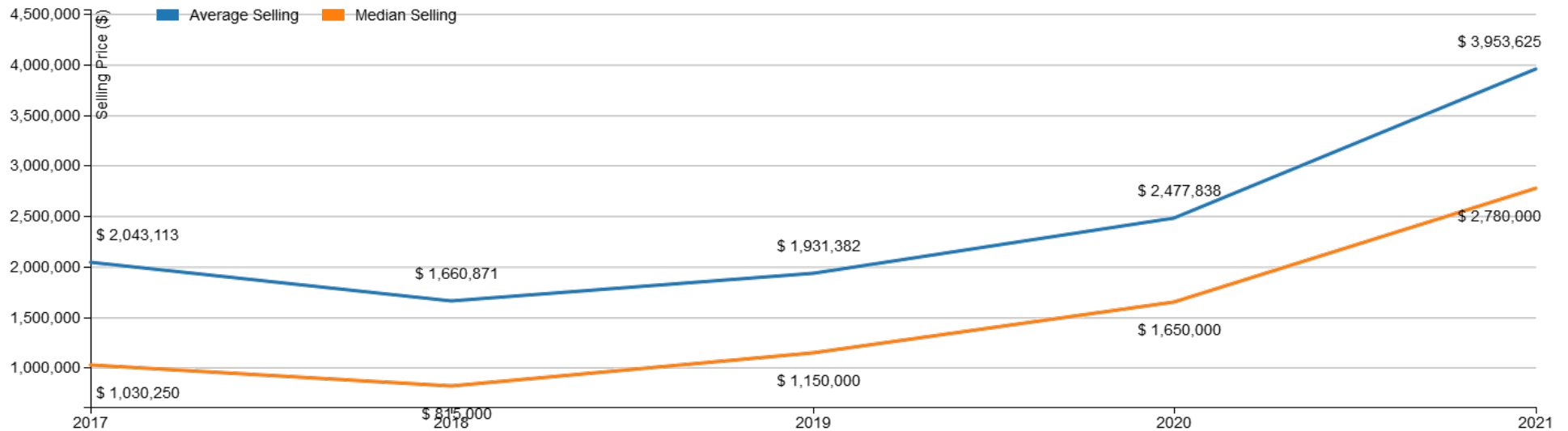
Edgartown

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	38	-	\$2,043,113	-	\$1,030,250	-	145%	-	\$77,638,300	-	211
2018	35	-8%	\$1,660,871	-19%	\$815,000	-21%	127%	-12%	\$58,130,500	-25%	197
2019	28	-20%	\$1,931,382	16%	\$1,150,000	41%	129%	1%	\$54,078,700	-7%	299
2020	25	-11%	\$2,477,838	28%	\$1,650,000	43%	151%	17%	\$61,945,942	15%	333
2021	37	48%	\$3,953,625	60%	\$2,780,000	68%	169%	12%	\$146,284,140	136%	237

Average / Median Selling Price





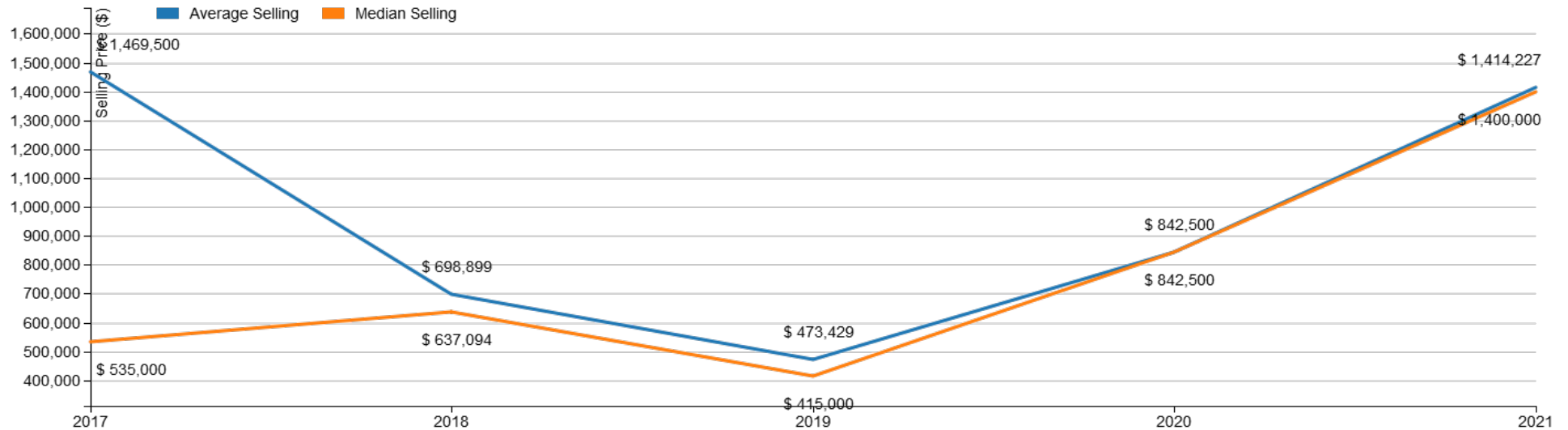
Edgartown

Summary: Land Sales

2nd Quarter 2021

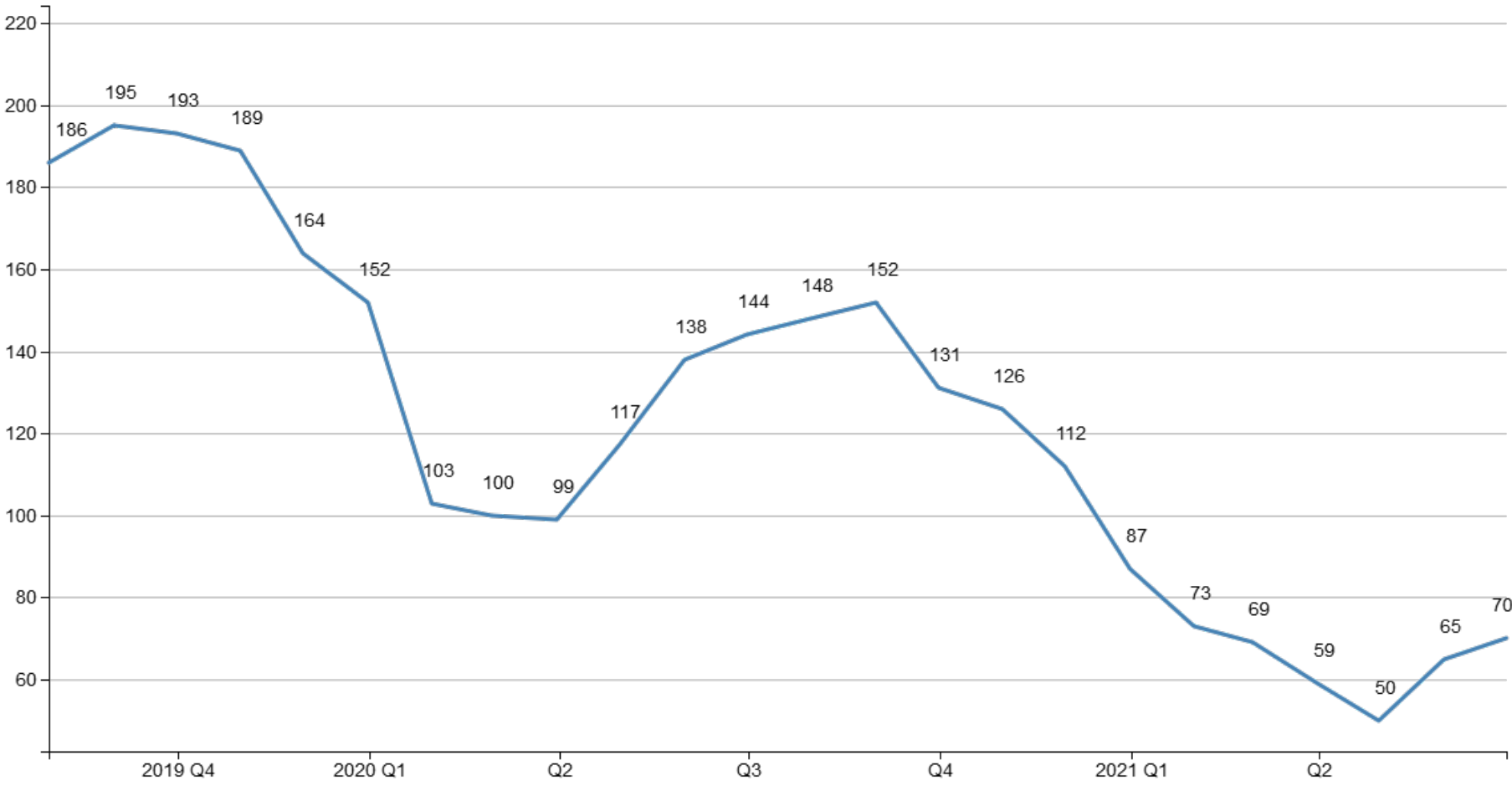
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	7	-	\$1,469,500	-	\$535,000	-	152%	-	\$10,286,500	-	425
2018	10	43%	\$698,899	-52%	\$637,094	19%	137%	-10%	\$6,988,988	-32%	256
2019	7	-30%	\$473,429	-32%	\$415,000	-35%	134%	-2%	\$3,314,000	-53%	260
2020	2	-71%	\$842,500	78%	\$842,500	103%	159%	19%	\$1,685,000	-49%	281
2021	11	450%	\$1,414,227	68%	\$1,400,000	66%	150%	-6%	\$15,556,500	823%	409

Average / Median Selling Price





Edgartown
Inventory
2nd Quarter 2021



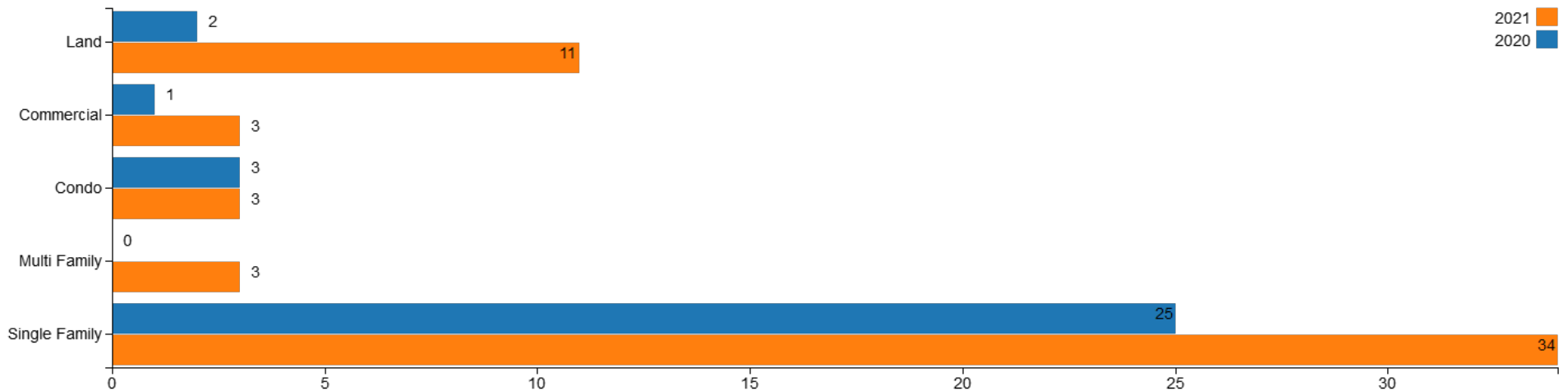


Edgartown

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	41	5%	40	43%	0	-	0	-	81	21%
- Single Family	37	3%	34	36%	0	-	0	-	71	16%
- Multi Family	1	-	3	-	0	-	0	-	4	-
- Condo	3	0%	3	0%	0	-	0	-	6	0%
Commercial	1	-	3	200%	0	-	0	-	4	300%
Land	12	140%	11	450%	0	-	0	-	23	229%
Total	54	23%	54	74%	0	-	0	-	108	44%



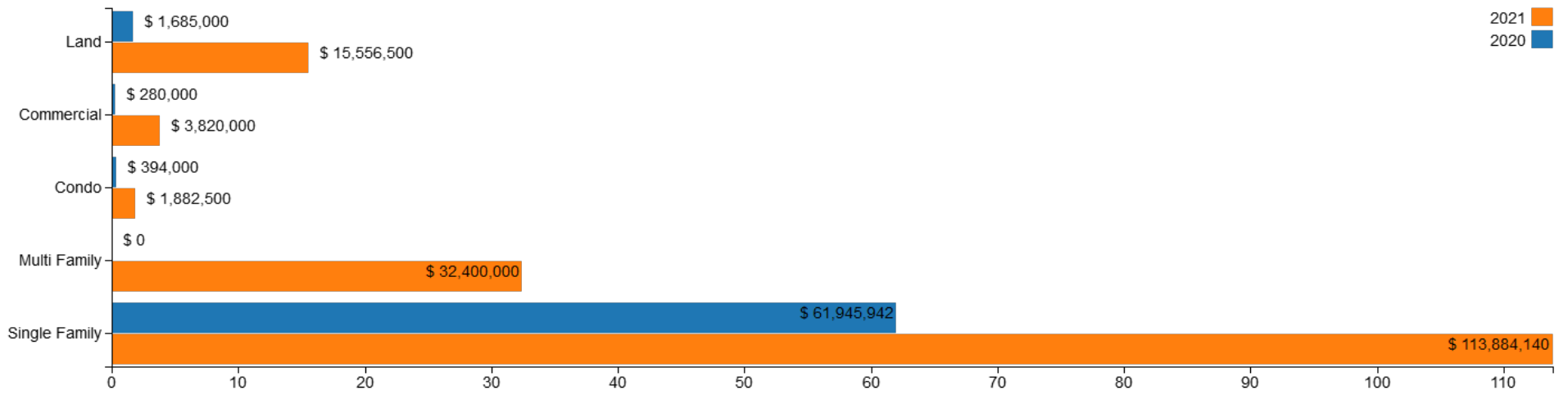


Edgartown

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$93,212,500	32%	\$148,166,640	138%	-	-	-	-	\$241,379,140	82%
- Single Family	\$90,317,500	29%	\$113,884,140	84%	-	-	-	-	\$204,201,640	55%
- Multi Family	\$950,000	-	\$32,400,000	-	-	-	-	-	\$33,350,000	-
- Condo	\$1,945,000	323%	\$1,882,500	378%	-	-	-	-	\$3,827,500	349%
Commercial	\$9,300,000	-	\$3,820,000	1,264%	-	-	-	-	\$13,120,000	4,586%
Land	\$18,937,500	29%	\$15,556,500	823%	-	-	-	-	\$34,494,000	110%
Total	\$121,450,000	42%	\$167,543,140	161%	\$0	-	\$0	-	\$288,993,140	93%



LINK

OAK BLUFFS
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021

LINK

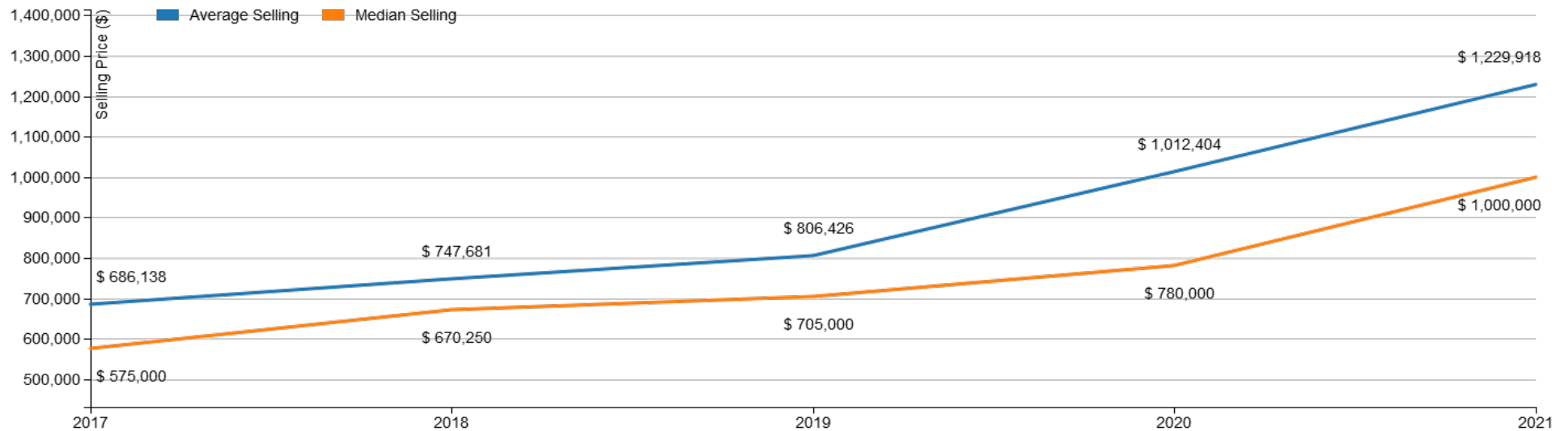
Oak Bluffs

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	29	-	\$686,138	-	\$575,000	-	127%	-	\$19,898,000	-	183
2018	38	31%	\$747,681	9%	\$670,250	17%	144%	13%	\$28,411,895	43%	166
2019	27	-29%	\$806,426	8%	\$705,000	5%	129%	-10%	\$21,773,500	-23%	256
2020	13	-52%	\$1,012,404	26%	\$780,000	11%	117%	-9%	\$13,161,250	-40%	225
2021	34	162%	\$1,229,918	21%	\$1,000,000	28%	157%	34%	\$41,817,200	218%	169

Average / Median Selling Price



LINK

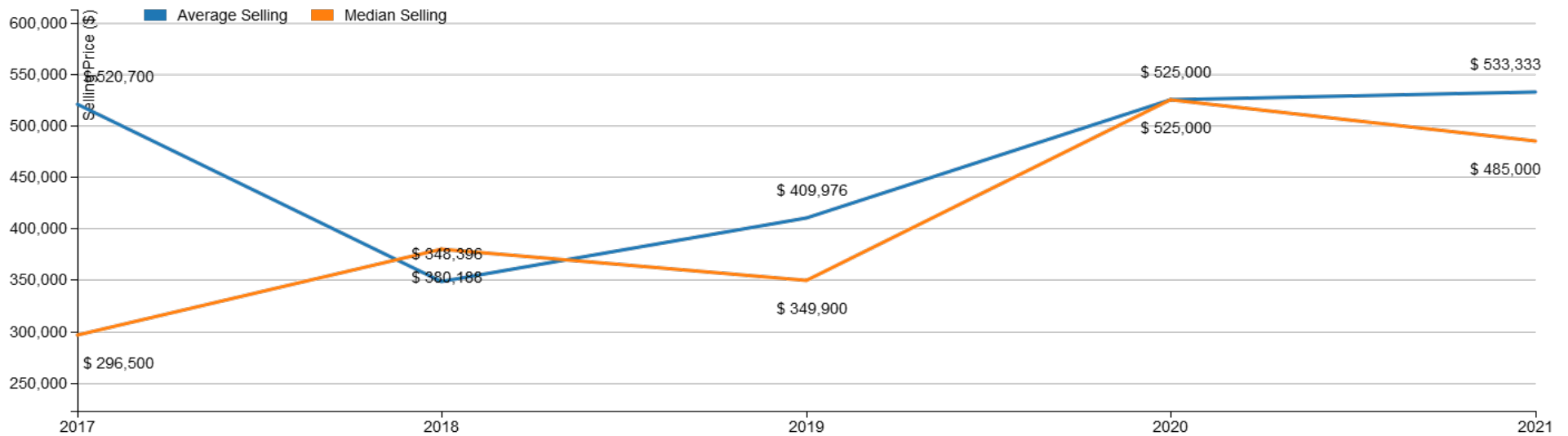
Oak Bluffs

Summary: Land Sales

2nd Quarter 2021

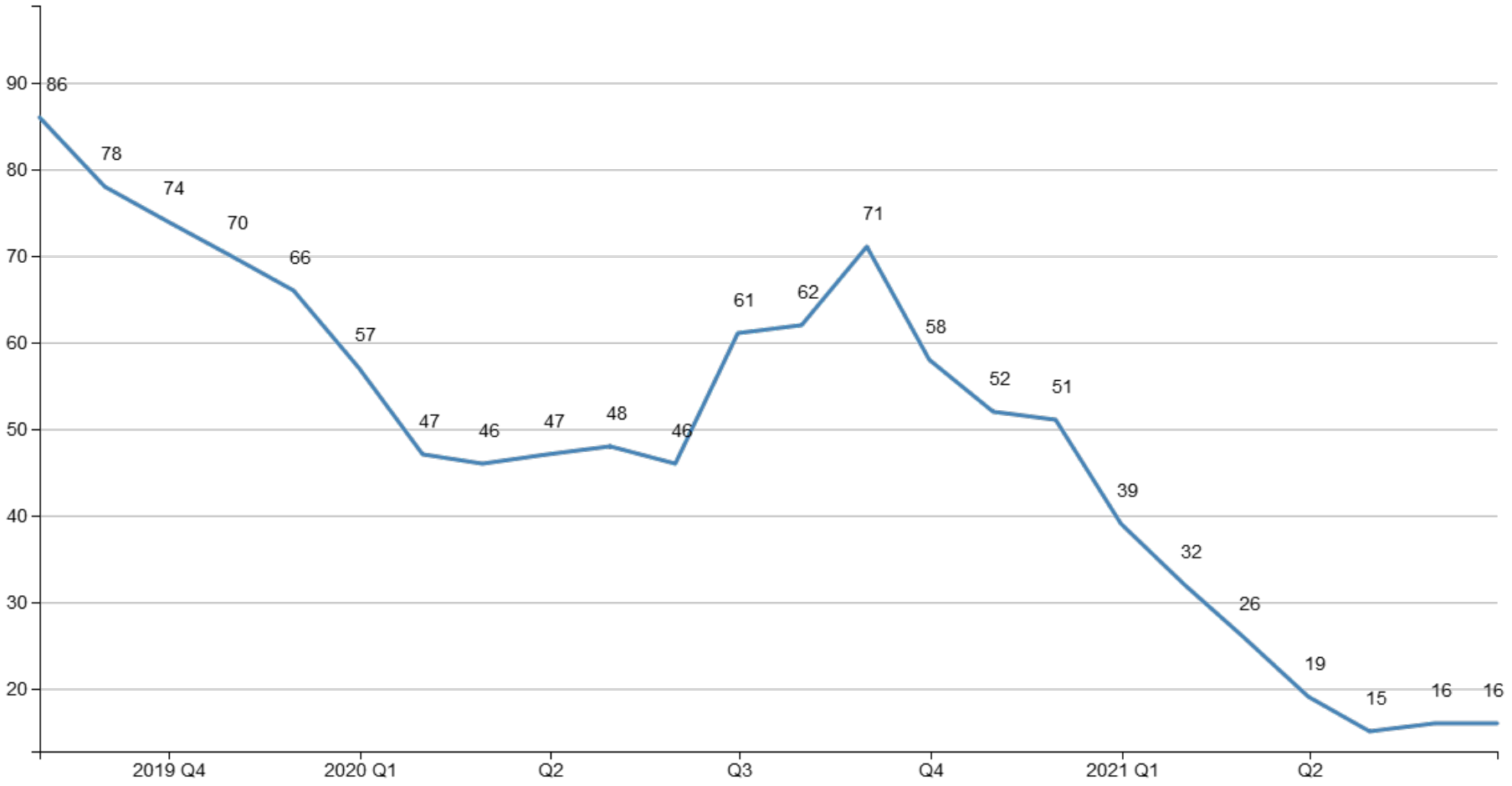
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	5	-	\$520,700	-	\$296,500	-	336%	-	\$2,603,500	-	391
2018	3	-40%	\$348,396	-33%	\$380,188	28%	106%	-69%	\$1,045,188	-60%	148
2019	5	67%	\$409,976	18%	\$349,900	-8%	121%	15%	\$2,049,880	96%	241
2020	2	-60%	\$525,000	28%	\$525,000	50%	111%	-8%	\$1,050,000	-49%	69
2021	3	50%	\$533,333	2%	\$485,000	-8%	115%	3%	\$1,600,000	52%	296

Average / Median Selling Price





Oak Bluffs
Inventory
2nd Quarter 2021



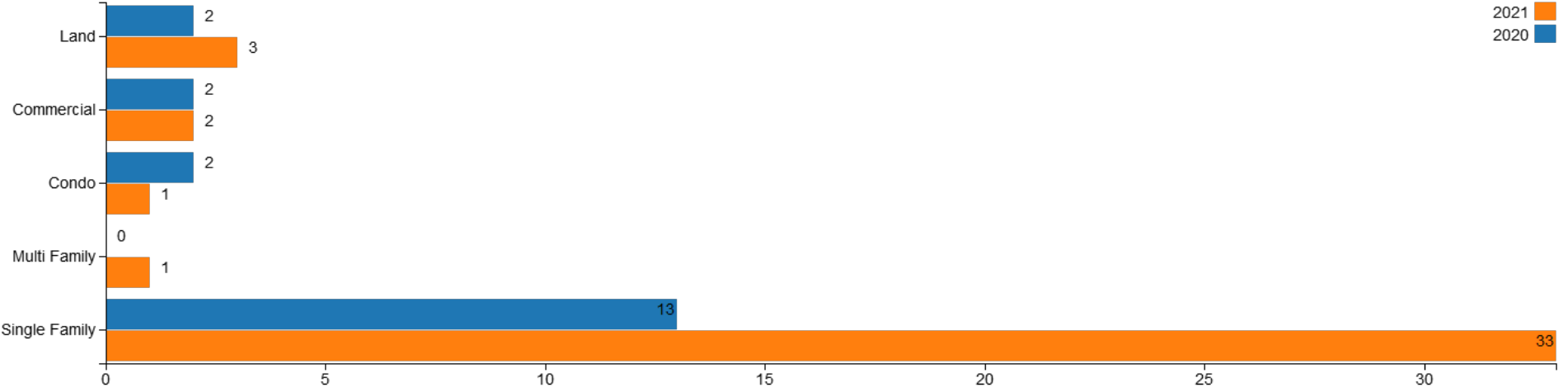


Oak Bluffs

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	29	0%	35	133%	0	-	0	-	64	45%
- Single Family	26	0%	33	154%	0	-	0	-	59	51%
- Multi Family	1	-	1	-	0	-	0	-	2	-
- Condo	2	-33%	1	-50%	0	-	0	-	3	-40%
Commercial	2	100%	2	0%	0	-	0	-	4	33%
Land	4	0%	3	50%	0	-	0	-	7	17%
Total	35	3%	40	111%	0	-	0	-	75	42%



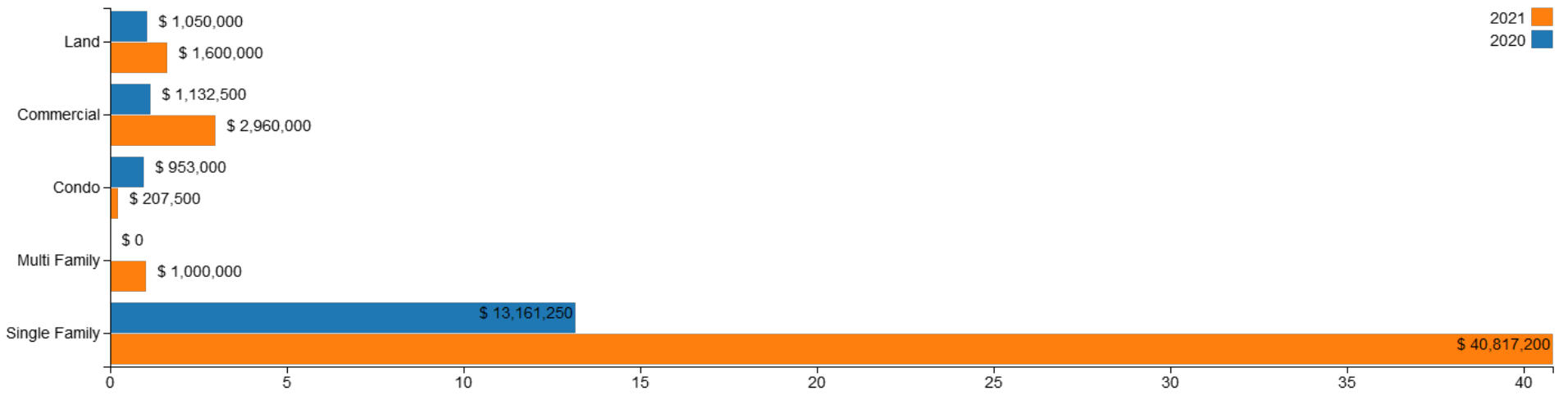


Oak Bluffs

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$22,909,100	2%	\$42,024,700	198%	-	-	-	-	\$64,933,800	78%
- Single Family	\$21,292,100	-1%	\$40,817,200	210%	-	-	-	-	\$62,109,300	80%
- Multi Family	\$710,000	-	\$1,000,000	-	-	-	-	-	\$1,710,000	-
- Condo	\$907,000	-11%	\$207,500	-78%	-	-	-	-	\$1,114,500	-43%
Commercial	\$2,475,000	350%	\$2,960,000	161%	-	-	-	-	\$5,435,000	223%
Land	\$1,578,000	-2%	\$1,600,000	52%	-	-	-	-	\$3,178,000	19%
Total	\$26,962,100	10%	\$46,584,700	186%	\$0	-	\$0	-	\$73,546,800	80%



LINK

VINEYARD HAVEN
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021

LINK

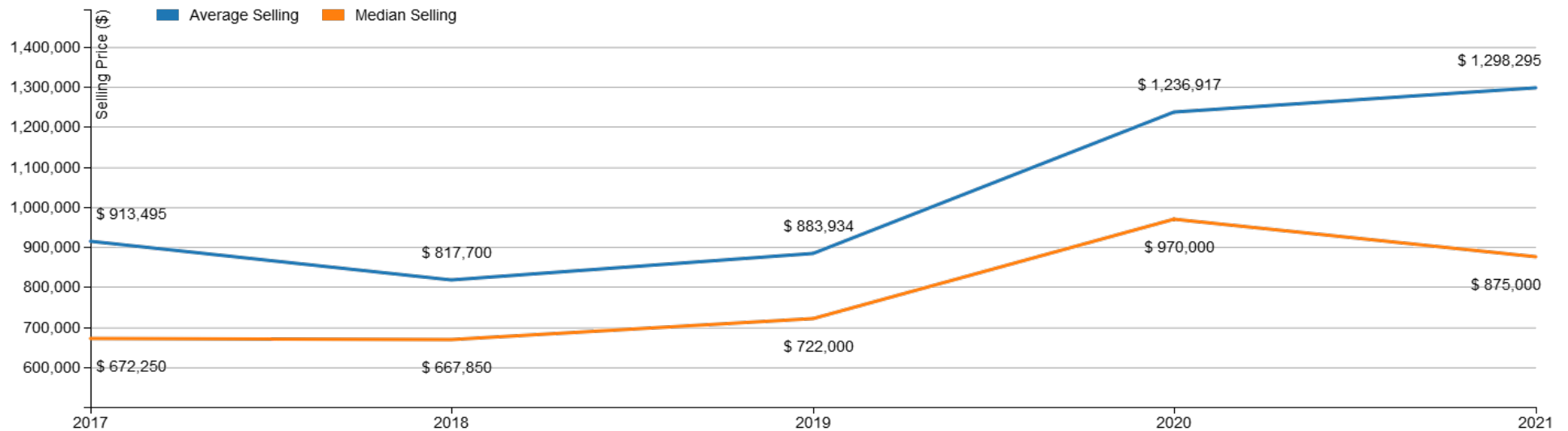
Vineyard Haven

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	22	-	\$913,495	-	\$672,250	-	134%	-	\$20,096,900	-	250
2018	20	-9%	\$817,700	-10%	\$667,850	-1%	144%	8%	\$16,354,000	-19%	169
2019	27	35%	\$883,934	8%	\$722,000	8%	124%	-14%	\$23,866,223	46%	283
2020	12	-56%	\$1,236,917	40%	\$970,000	34%	135%	9%	\$14,843,000	-38%	295
2021	25	108%	\$1,298,295	5%	\$875,000	-10%	189%	40%	\$32,457,371	119%	163

Average / Median Selling Price

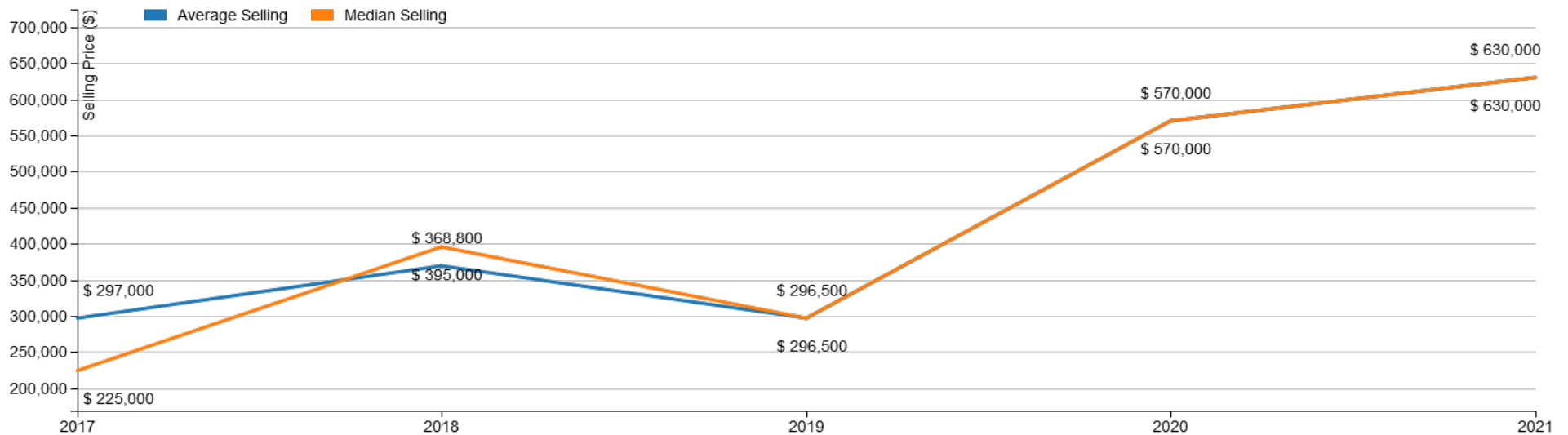


LINK

Vineyard Haven Summary: Land Sales 2nd Quarter 2021

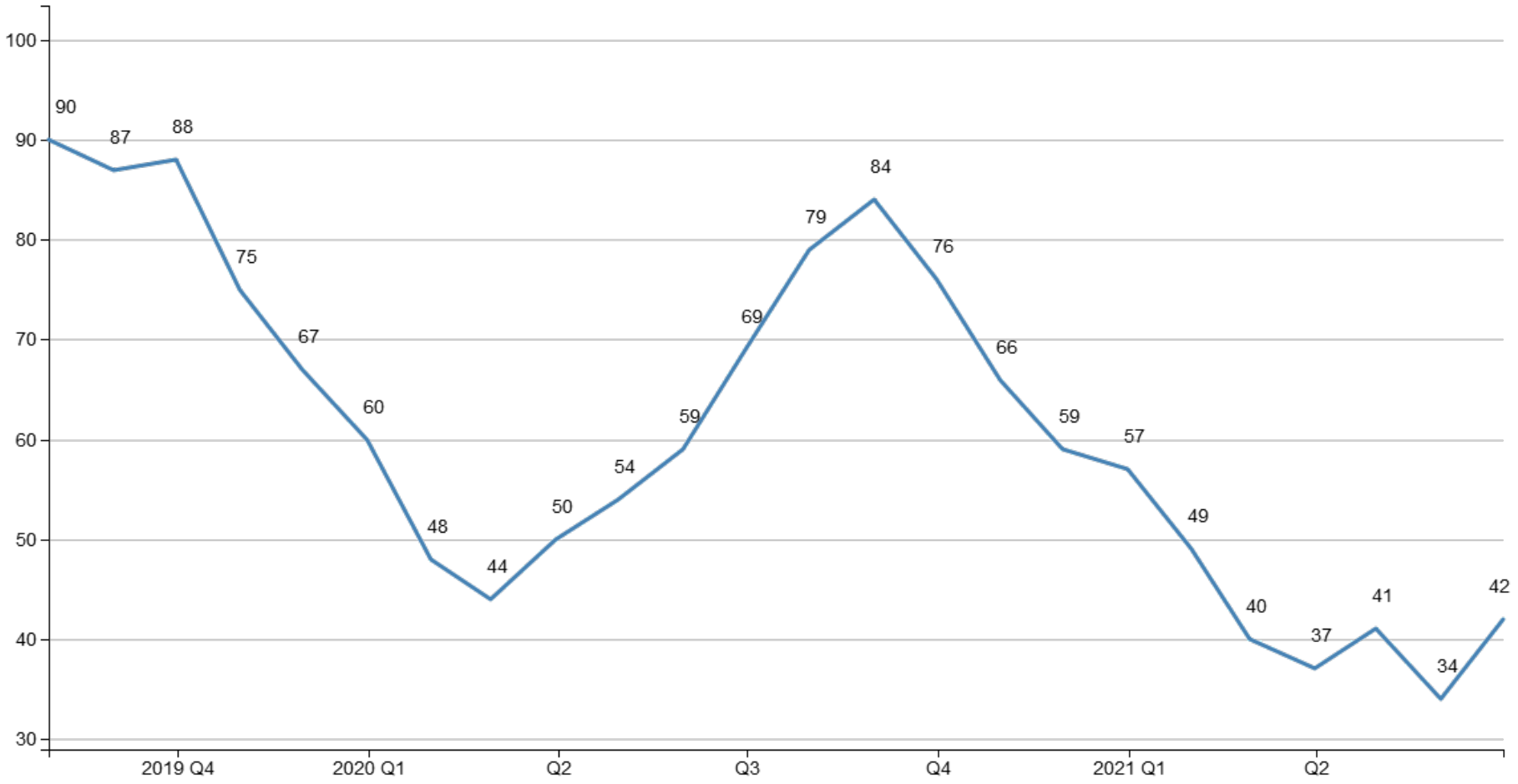
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	5	-	\$297,000	-	\$225,000	-	101%	-	\$1,485,000	-	269
2018	5	0%	\$368,800	24%	\$395,000	76%	125%	23%	\$1,844,000	24%	159
2019	2	-60%	\$296,500	-20%	\$296,500	-25%	102%	-18%	\$593,000	-68%	70
2020	1	-50%	\$570,000	92%	\$570,000	92%	138%	35%	\$570,000	-4%	19
2021	2	100%	\$630,000	11%	\$630,000	11%	211%	52%	\$1,260,000	121%	95

Average / Median Selling Price





Vineyard Haven
Inventory
2nd Quarter 2021



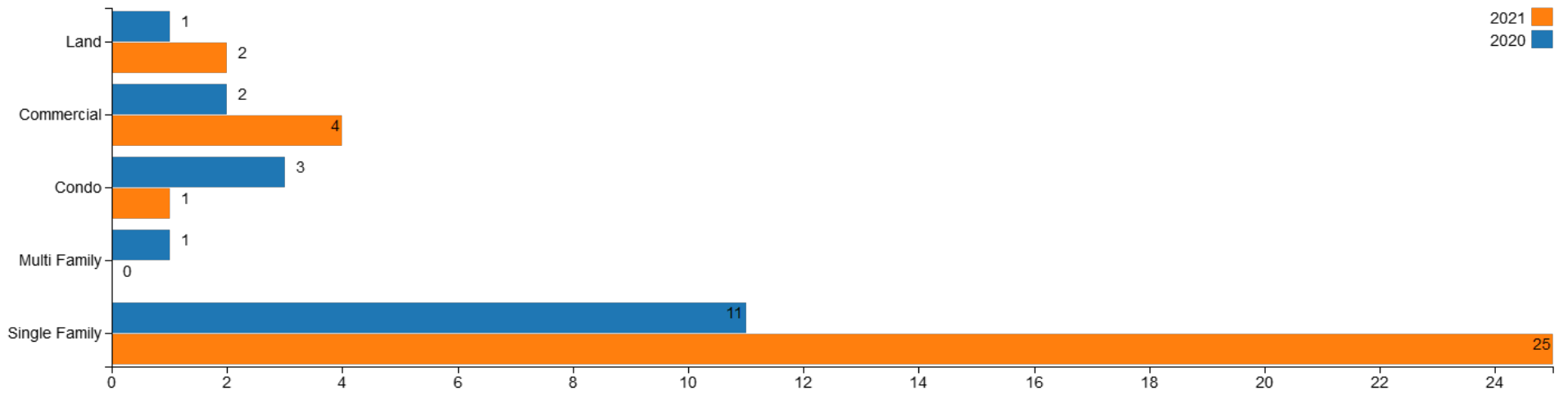


Vineyard Haven

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	32	45%	26	73%	0	-	0	-	58	57%
- Single Family	30	50%	25	127%	0	-	0	-	55	77%
- Multi Family	1	-50%	0	-	0	-	0	-	1	-67%
- Condo	1	-	1	-67%	0	-	0	-	2	-33%
Commercial	5	150%	4	100%	0	-	0	-	9	125%
Land	6	100%	2	100%	0	-	0	-	8	100%
Total	43	59%	32	78%	0	-	0	-	75	67%



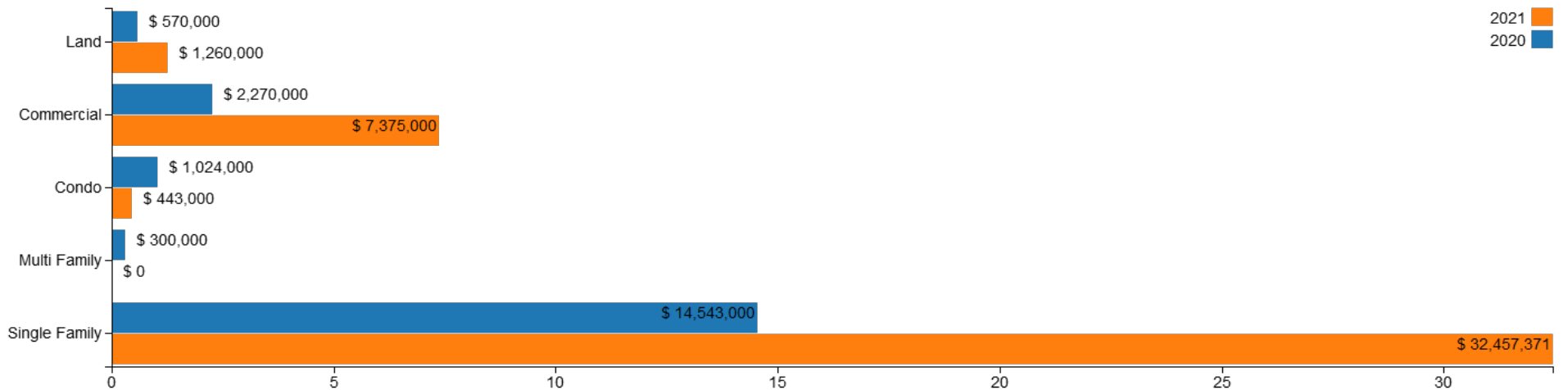


Vineyard Haven

Quarterly Comparison: Total Dollar Volume

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$46,822,275	110%	\$32,900,371	107%	-	-	-	-	\$79,722,646	109%
- Single Family	\$44,862,275	116%	\$32,457,371	123%	-	-	-	-	\$77,319,646	119%
- Multi Family	\$1,550,000	4%	-	-	-	-	-	-	\$1,550,000	-13%
- Condo	\$410,000	-	\$443,000	-57%	-	-	-	-	\$853,000	-17%
Commercial	\$11,750,000	783%	\$7,375,000	225%	-	-	-	-	\$19,125,000	431%
Land	\$4,298,500	279%	\$1,260,000	121%	-	-	-	-	\$5,558,500	226%
Total	\$62,870,775	154%	\$41,535,371	122%	\$0	-	\$0	-	\$104,406,146	140%



LINK

WEST TISBURY
QUARTERLY SALES
SUMMARY
SECOND QUARTER 2021

LINK

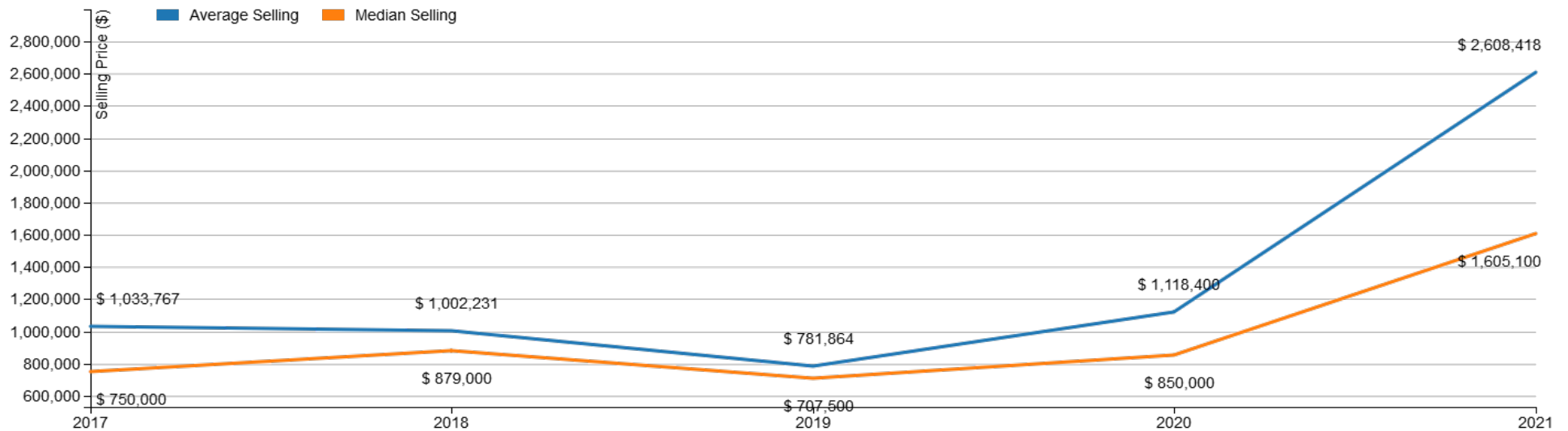
West Tisbury

Summary: Single/Multi-Family Sales

2nd Quarter 2021

Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	15	-	\$1,033,767	-	\$750,000	-	121%	-	\$15,506,500	-	178
2018	9	-40%	\$1,002,231	-3%	\$879,000	17%	128%	5%	\$9,020,075	-42%	168
2019	11	22%	\$781,864	-22%	\$707,500	-20%	115%	-10%	\$8,600,500	-5%	196
2020	5	-55%	\$1,118,400	43%	\$850,000	20%	112%	-2%	\$5,592,000	-35%	181
2021	11	120%	\$2,608,418	133%	\$1,605,100	89%	131%	17%	\$28,692,600	413%	252

Average / Median Selling Price

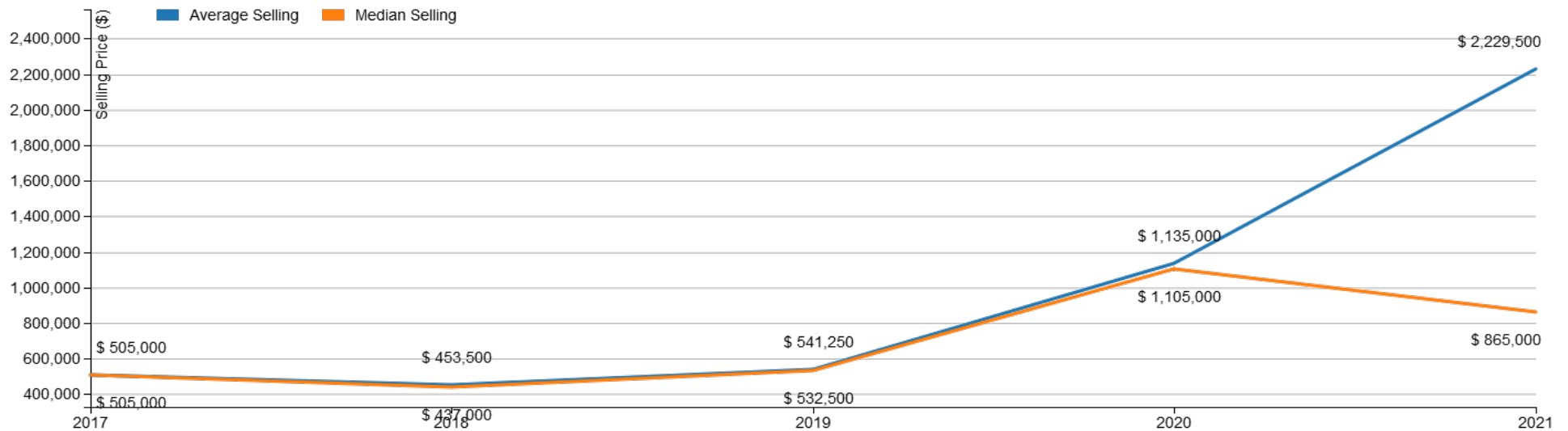


LINK

West Tisbury Summary: Land Sales 2nd Quarter 2021

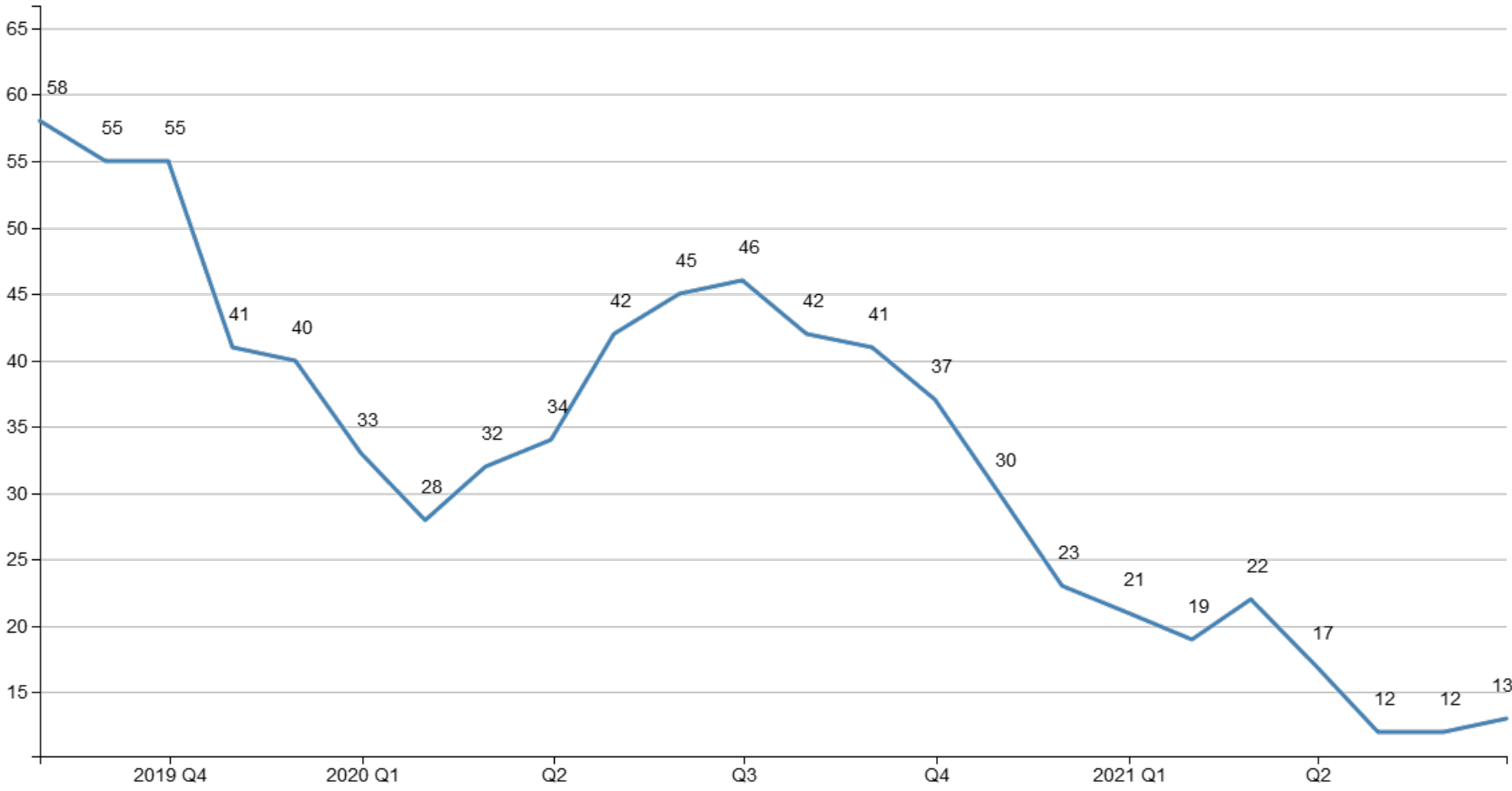
Year	Sales	% + -	Avg Sell	% + -	Med Sell	% + -	% of AV	% + -	\$ Volume	% + -	DTS
2017	2	-	\$505,000	-	\$505,000	-	122%	-	\$1,010,000	-	375
2018	5	150%	\$453,500	-10%	\$437,000	-13%	104%	-15%	\$2,267,500	125%	480
2019	4	-20%	\$541,250	19%	\$532,500	22%	91%	-13%	\$2,165,000	-5%	198
2020	3	-25%	\$1,135,000	110%	\$1,105,000	108%	51%	-44%	\$3,405,000	57%	633
2021	10	233%	\$2,229,500	96%	\$865,000	-22%	6,790%	13,162%	\$22,295,000	555%	262

Average / Median Selling Price





West Tisbury
Inventory
2nd Quarter 2021



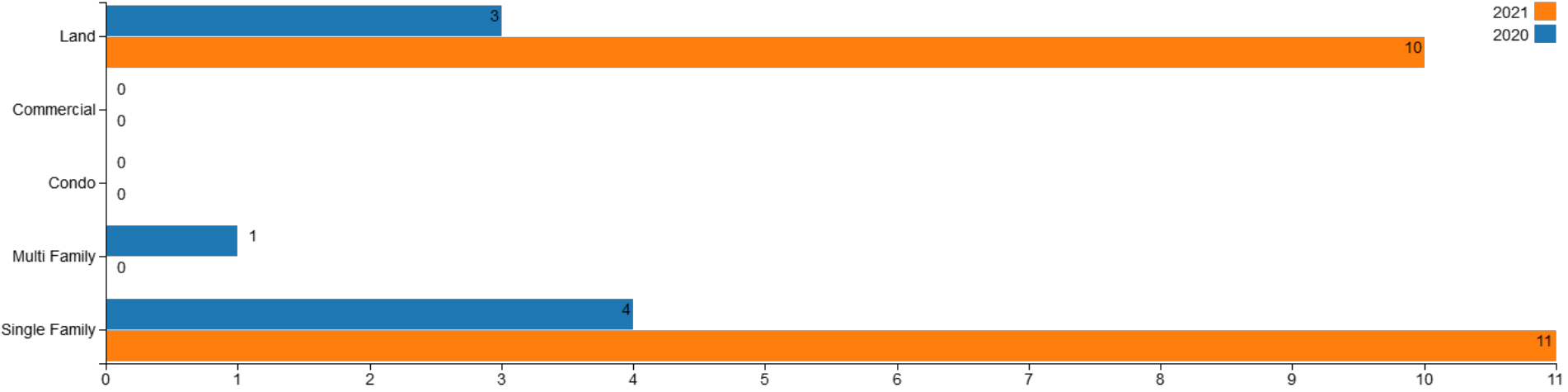


West Tisbury

Quarterly Comparison: Total Number of Sales

2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -	Sales	% + -
Residential	11	38%	11	120%	0	-	0	-	22	69%
- Single Family	11	38%	11	175%	0	-	0	-	22	83%
- Multi Family	0	-	0	-	0	-	0	-	0	-
- Condo	0	-	0	-	0	-	0	-	0	-
Commercial	0	-	0	-	0	-	0	-	0	-
Land	0	-	10	233%	0	-	0	-	10	67%
Total	11	0%	21	163%	0	-	0	-	32	68%





West Tisbury
 Quarterly Comparison: Total Dollar Volume
 2nd Quarter 2021

	First Quarter		Second Quarter		Third Quarter		Fourth Quarter		Year to Date	
	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -	\$ Volume	% + -
Residential	\$24,215,000	84%	\$28,692,600	413%	-	-	-	-	\$52,907,600	183%
- Single Family	\$24,215,000	84%	\$28,692,600	503%	-	-	-	-	\$52,907,600	196%
- Multi Family	-	-	-	-	-	-	-	-	-	-
- Condo	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-
Land	-	-	\$22,295,000	555%	-	-	-	-	\$22,295,000	243%
Total	\$24,215,000	49%	\$50,987,600	467%	\$0	-	\$0	-	\$75,202,600	198%

