Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Yarmouth

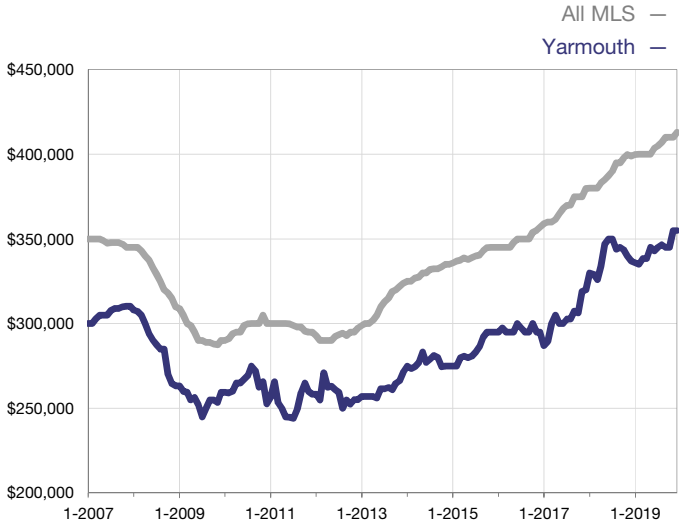
Single-Family Properties	December			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**12**	+ 200.0%	122	**160**	+ 31.1%
Closed Sales	6	**14**	+ 133.3%	132	**139**	+ 5.3%
Median Sales Price*	$317,500	**$337,250**	+ 6.2%	$337,000	**$355,000**	+ 5.3%
Inventory of Homes for Sale	86	**79**	- 8.1%	--	--	--
Months Supply of Inventory	7.8	**6.8**	- 12.8%	--	--	--
Cumulative Days on Market Until Sale	45	**60**	+ 33.3%	103	**93**	- 9.7%
Percent of Original List Price Received*	97.8%	**95.5%**	- 2.4%	94.8%	**95.7%**	+ 0.9%
New Listings	5	**9**	+ 80.0%	269	**285**	+ 5.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

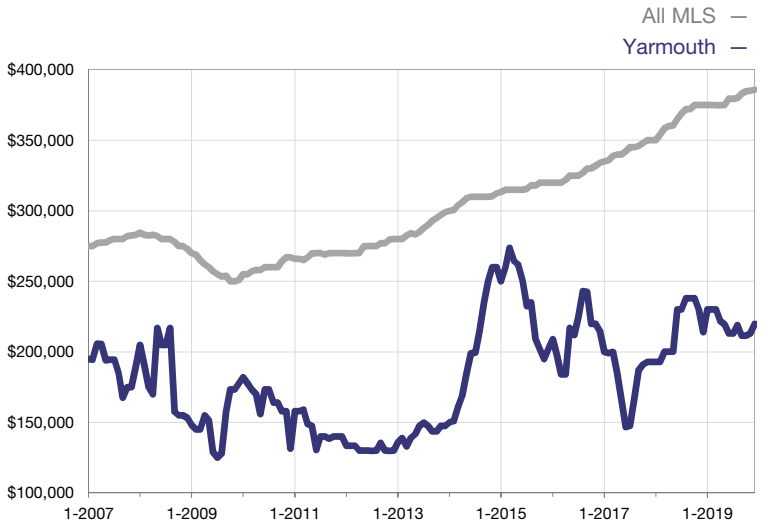
Condominium Properties	December			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	25	**24**	- 4.0%
Closed Sales	3	**4**	+ 33.3%	21	**26**	+ 23.8%
Median Sales Price*	$175,000	**$220,000**	+ 25.7%	$214,000	**$219,950**	+ 2.8%
Inventory of Homes for Sale	13	**23**	+ 76.9%	--	--	--
Months Supply of Inventory	5.6	**8.0**	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	29	**177**	+ 510.3%	82	**99**	+ 20.7%
Percent of Original List Price Received*	91.7%	**94.4%**	+ 2.9%	94.6%	**93.7%**	- 1.0%
New Listings	1	**1**	0.0%	43	**53**	+ 23.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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