

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Yarmouth

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	16	+ 77.8%	132	154	+ 16.7%
Closed Sales	6	11	+ 83.3%	143	141	- 1.4%
Median Sales Price*	\$538,000	\$595,000	+ 10.6%	\$474,000	\$554,000	+ 16.9%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	48	+ 108.7%	38	28	- 26.3%
Percent of Original List Price Received*	109.3%	98.5%	- 9.9%	101.9%	101.6%	- 0.3%
New Listings	6	7	+ 16.7%	153	194	+ 26.8%

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

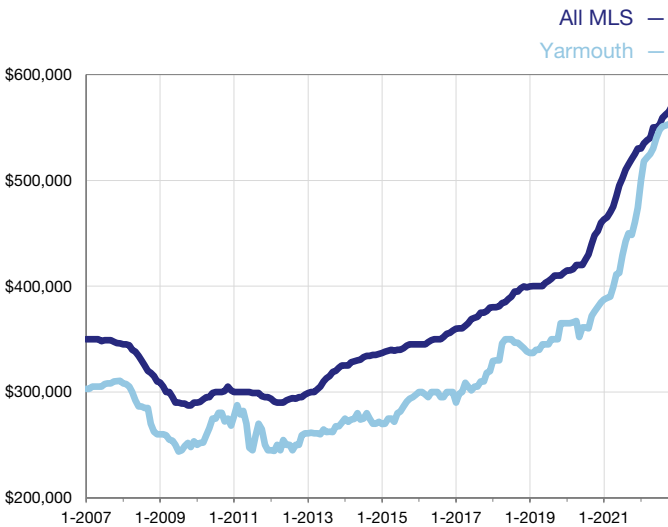
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	7	+ 600.0%	39	37	- 5.1%
Closed Sales	3	0	- 100.0%	40	30	- 25.0%
Median Sales Price*	\$449,000	\$0	- 100.0%	\$302,500	\$393,500	+ 30.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	77	0	- 100.0%	98	28	- 71.4%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	98.0%	100.1%	+ 2.1%
New Listings	2	3	+ 50.0%	48	39	- 18.8%

\* 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

