

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	27	+ 68.8%	43	48	+ 11.6%
Closed Sales	15	15	0.0%	37	40	+ 8.1%
Median Sales Price*	\$420,000	\$475,000	+ 13.1%	\$355,000	\$410,000	+ 15.5%
Inventory of Homes for Sale	64	15	- 76.6%	--	--	--
Months Supply of Inventory	5.8	0.9	- 84.5%	--	--	--
Cumulative Days on Market Until Sale	109	64	- 41.3%	102	70	- 31.4%
Percent of Original List Price Received*	94.9%	105.5%	+ 11.2%	95.2%	100.9%	+ 6.0%
New Listings	24	29	+ 20.8%	65	54	- 16.9%

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

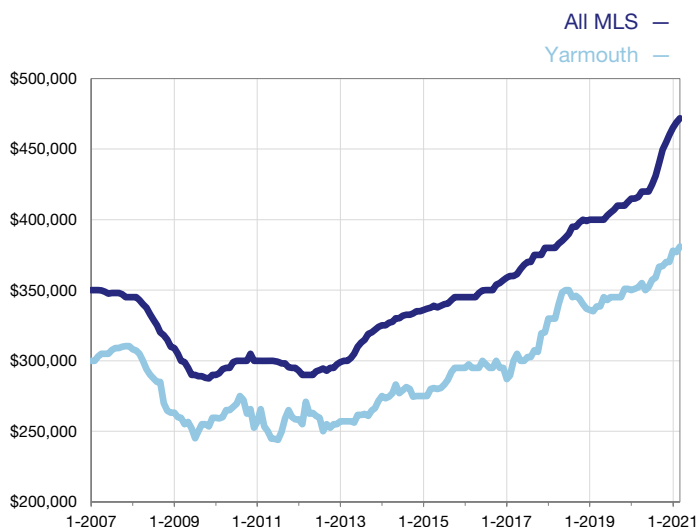
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	9	+ 800.0%	5	20	+ 300.0%
Closed Sales	1	4	+ 300.0%	6	8	+ 33.3%
Median Sales Price*	\$290,000	\$280,056	- 3.4%	\$248,700	\$278,556	+ 12.0%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	7.8	5.6	- 28.2%	--	--	--
Cumulative Days on Market Until Sale	171	139	- 18.7%	115	98	- 14.8%
Percent of Original List Price Received*	98.3%	101.1%	+ 2.8%	93.3%	99.2%	+ 6.3%
New Listings	5	10	+ 100.0%	11	22	+ 100.0%

* 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

