

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	27	+ 28.6%	66	90	+ 36.4%
Closed Sales	9	26	+ 188.9%	54	80	+ 48.1%
Median Sales Price*	\$322,000	\$474,250	+ 47.3%	\$358,450	\$445,000	+ 24.1%
Inventory of Homes for Sale	57	27	- 52.6%	--	--	--
Months Supply of Inventory	5.4	1.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	94	18	- 80.9%	102	44	- 56.9%
Percent of Original List Price Received*	95.3%	109.8%	+ 15.2%	94.9%	103.1%	+ 8.6%
New Listings	21	39	+ 85.7%	92	107	+ 16.3%

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

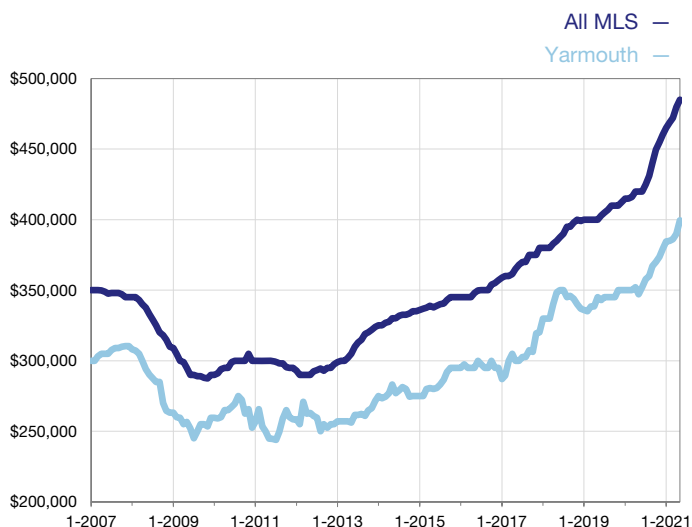
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	7	27	+ 285.7%
Closed Sales	1	4	+ 300.0%	8	19	+ 137.5%
Median Sales Price*	\$230,000	\$265,000	+ 15.2%	\$229,450	\$290,000	+ 26.4%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	10.0	4.2	- 58.0%	--	--	--
Cumulative Days on Market Until Sale	19	8	- 57.9%	91	104	+ 14.3%
Percent of Original List Price Received*	97.9%	100.8%	+ 3.0%	94.6%	98.4%	+ 4.0%
New Listings	3	6	+ 100.0%	18	32	+ 77.8%

* 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

