

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	23	+ 283.3%	122	153	+ 25.4%
Closed Sales	24	13	- 45.8%	137	130	- 5.1%
Median Sales Price*	\$565,000	\$545,000	- 3.5%	\$461,000	\$551,000	+ 19.5%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	39	27	- 30.8%
Percent of Original List Price Received*	99.6%	99.0%	- 0.6%	101.5%	101.9%	+ 0.4%
New Listings	8	23	+ 187.5%	146	199	+ 36.3%

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

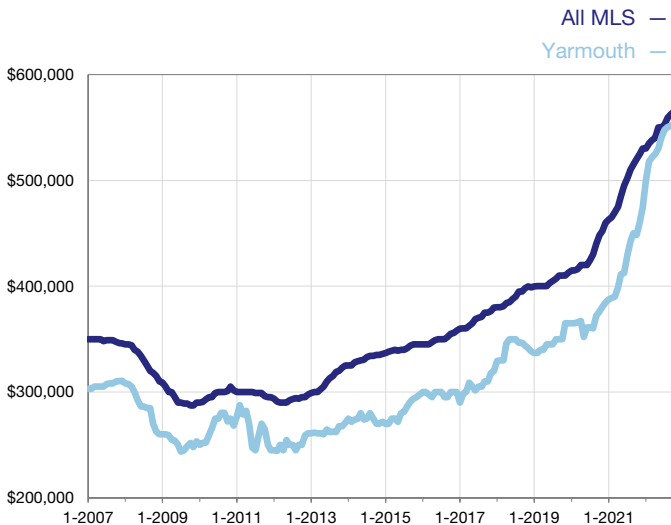
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	38	30	- 21.1%
Closed Sales	3	3	0.0%	37	31	- 16.2%
Median Sales Price*	\$489,000	\$285,000	- 41.7%	\$290,000	\$392,000	+ 35.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	99	27	- 72.7%
Percent of Original List Price Received*	98.7%	94.0%	- 4.8%	98.0%	100.7%	+ 2.8%
New Listings	3	0	- 100.0%	46	34	- 26.1%

* 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

