

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	16	+ 220.0%	5	16	+ 220.0%
Closed Sales	9	12	+ 33.3%	9	12	+ 33.3%
Median Sales Price*	\$635,000	\$518,500	- 18.3%	\$635,000	\$518,500	- 18.3%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	39	29	- 25.6%
Percent of Original List Price Received*	99.4%	96.5%	- 2.9%	99.4%	96.5%	- 2.9%
New Listings	11	14	+ 27.3%	11	14	+ 27.3%

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

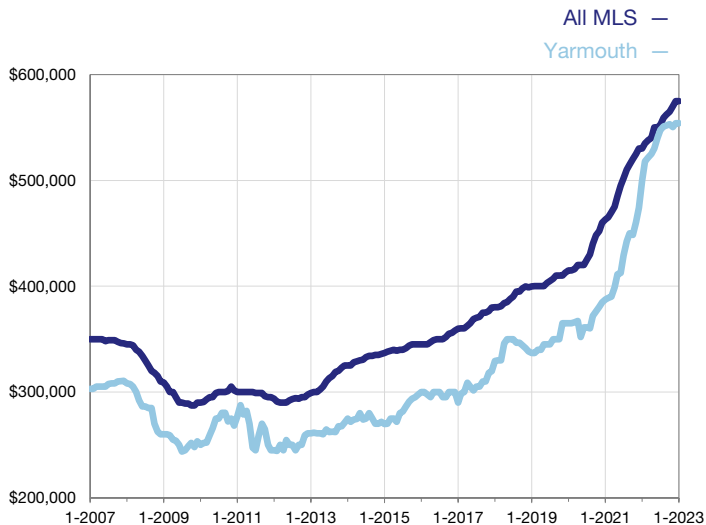
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$172,000	\$346,500	+ 101.5%	\$172,000	\$346,500	+ 101.5%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.7	0.6	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	38	60	+ 57.9%	38	60	+ 57.9%
Percent of Original List Price Received*	94.9%	92.3%	- 2.7%	94.9%	92.3%	- 2.7%
New Listings	4	3	- 25.0%	4	3	- 25.0%

* 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

