

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Yarmouth

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	19	0.0%	45	57	+ 26.7%
Closed Sales	11	14	+ 27.3%	32	49	+ 53.1%
Median Sales Price*	\$530,000	<b>\$622,500</b>	+ 17.5%	\$567,500	<b>\$555,000</b>	- 2.2%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	31	36	+ 16.1%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	100.2%	97.2%	- 3.0%
New Listings	23	23	0.0%	57	68	+ 19.3%

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

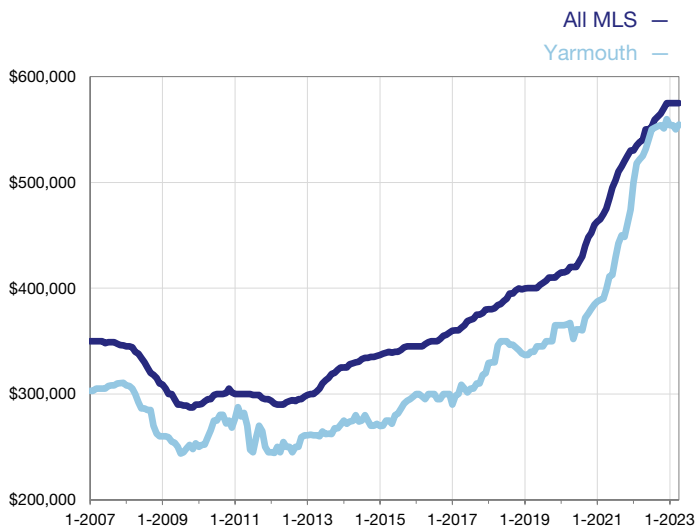
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	14	9	- 35.7%
Closed Sales	3	4	+ 33.3%	9	10	+ 11.1%
Median Sales Price*	\$375,000	<b>\$242,950</b>	- 35.2%	\$362,000	<b>\$304,000</b>	- 16.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	46	+ 24.3%	35	39	+ 11.4%
Percent of Original List Price Received*	100.4%	97.6%	- 2.8%	96.6%	97.0%	+ 0.4%
New Listings	3	2	- 33.3%	15	9	- 40.0%

\* 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

