

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 35 | 33 | - 5.7% | 151 | 134 | - 11.3% |
| Closed Sales | 32 | 29 | - 9.4% | 140 | 117 | - 16.4% |
| Median Sales Price* | \$545,000 | \$532,500 | - 2.3% | \$525,000 | \$557,500 | + 6.2% |
| Inventory of Homes for Sale | 36 | 29 | - 19.4% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.1 | + 10.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 20 | - 4.8% | 26 | 34 | + 30.8% |
| Percent of Original List Price Received* | 107.0% | 101.5% | - 5.1% | 104.0% | 98.3% | - 5.5% |
| New Listings | 40 | 35 | - 12.5% | 171 | 147 | - 14.0% |

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

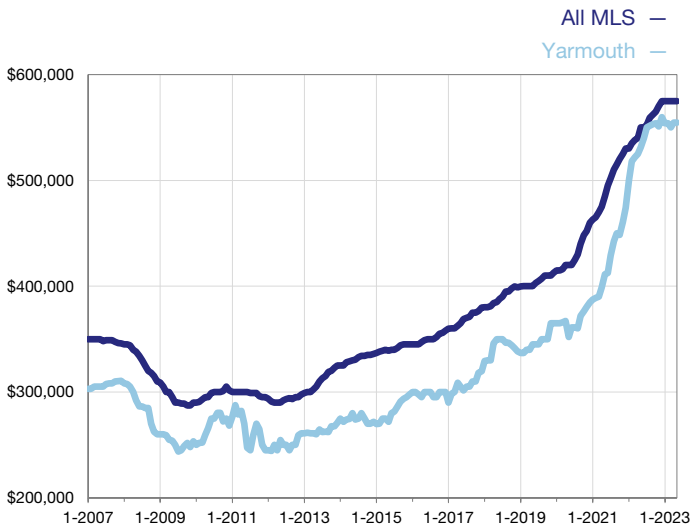
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 6 | 0.0% | 33 | 29 | - 12.1% |
| Closed Sales | 8 | 6 | - 25.0% | 34 | 31 | - 8.8% |
| Median Sales Price* | \$392,000 | \$387,500 | - 1.1% | \$351,000 | \$385,000 | + 9.7% |
| Inventory of Homes for Sale | 6 | 4 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.7 | - 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 23 | + 9.5% | 42 | 36 | - 14.3% |
| Percent of Original List Price Received* | 104.9% | 104.0% | - 0.9% | 99.6% | 98.0% | - 1.6% |
| New Listings | 5 | 7 | + 40.0% | 33 | 28 | - 15.2% |

* 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

