

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	31	+ 14.8%	178	159	- 10.7%
Closed Sales	36	34	- 5.6%	176	151	- 14.2%
Median Sales Price*	\$539,500	\$603,000	+ 11.8%	\$527,500	\$565,000	+ 7.1%
Inventory of Homes for Sale	52	21	- 59.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	24	31	+ 29.2%
Percent of Original List Price Received*	105.0%	100.8%	- 4.0%	104.2%	98.9%	- 5.1%
New Listings	44	21	- 52.3%	215	169	- 21.4%

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

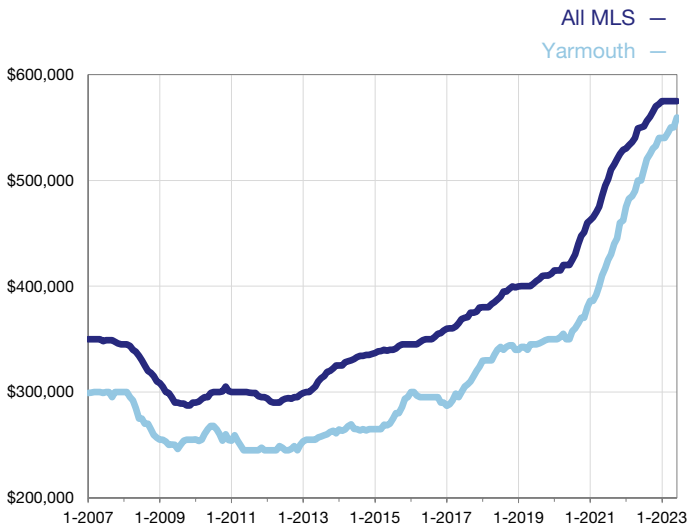
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	37	34	- 8.1%
Closed Sales	7	6	- 14.3%	41	37	- 9.8%
Median Sales Price*	\$355,000	\$439,950	+ 23.9%	\$355,000	\$390,000	+ 9.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	39	33	- 15.4%
Percent of Original List Price Received*	103.7%	99.2%	- 4.3%	100.3%	98.2%	- 2.1%
New Listings	3	3	0.0%	36	31	- 13.9%

* 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

