

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	24	- 25.0%	210	181	- 13.8%
Closed Sales	28	22	- 21.4%	204	173	- 15.2%
Median Sales Price*	\$555,000	\$650,000	+ 17.1%	\$539,500	\$566,000	+ 4.9%
Inventory of Homes for Sale	54	27	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	23	29	+ 26.1%
Percent of Original List Price Received*	104.5%	102.0%	- 2.4%	104.2%	99.3%	- 4.7%
New Listings	37	29	- 21.6%	252	199	- 21.0%

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

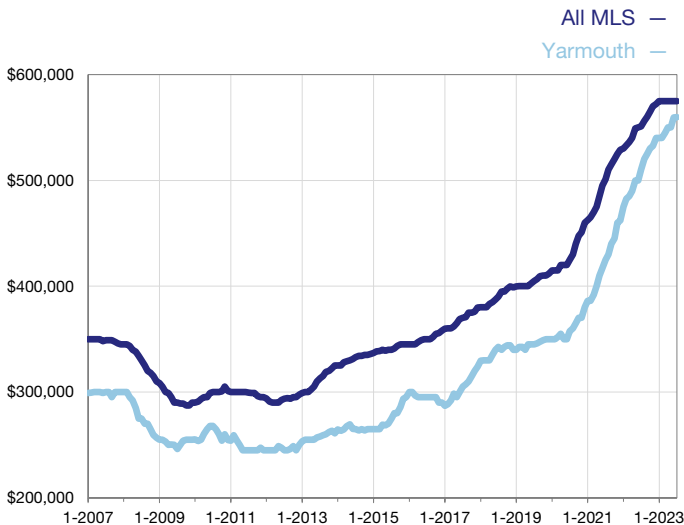
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	43	35	- 18.6%
Closed Sales	4	3	- 25.0%	45	40	- 11.1%
Median Sales Price*	\$387,500	\$385,000	- 0.6%	\$360,000	\$390,000	+ 8.3%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	28	17	- 39.3%	38	32	- 15.8%
Percent of Original List Price Received*	101.0%	93.2%	- 7.7%	100.4%	97.9%	- 2.5%
New Listings	9	7	- 22.2%	45	38	- 15.6%

* 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

