

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Yarmouth

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	26	- 10.3%	239	200	- 16.3%
Closed Sales	34	21	- 38.2%	238	194	- 18.5%
Median Sales Price*	\$557,000	<b>\$626,000</b>	+ 12.4%	\$540,000	<b>\$577,500</b>	+ 6.9%
Inventory of Homes for Sale	52	28	- 46.2%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	24	28	+ 16.7%
Percent of Original List Price Received*	100.7%	<b>102.4%</b>	+ 1.7%	103.7%	<b>99.6%</b>	- 4.0%
New Listings	28	25	- 10.7%	280	222	- 20.7%

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

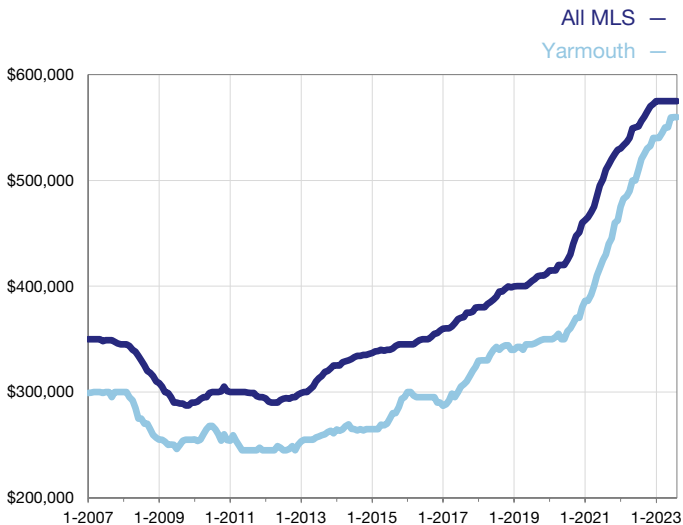
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	51	40	- 21.6%
Closed Sales	4	4	0.0%	49	44	- 10.2%
Median Sales Price*	\$325,000	<b>\$487,500</b>	+ 50.0%	\$360,000	<b>\$395,000</b>	+ 9.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	36	30	- 16.7%
Percent of Original List Price Received*	108.1%	<b>102.0%</b>	- 5.6%	101.0%	<b>98.2%</b>	- 2.8%
New Listings	10	4	- 60.0%	55	42	- 23.6%

\* 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

