

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	25	- 3.8%	292	243	- 16.8%
Closed Sales	17	21	+ 23.5%	291	240	- 17.5%
Median Sales Price*	\$590,000	\$675,000	+ 14.4%	\$540,000	\$577,500	+ 6.9%
Inventory of Homes for Sale	52	36	- 30.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	24	28	+ 16.7%
Percent of Original List Price Received*	98.7%	97.8%	- 0.9%	102.9%	99.7%	- 3.1%
New Listings	23	31	+ 34.8%	340	283	- 16.8%

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

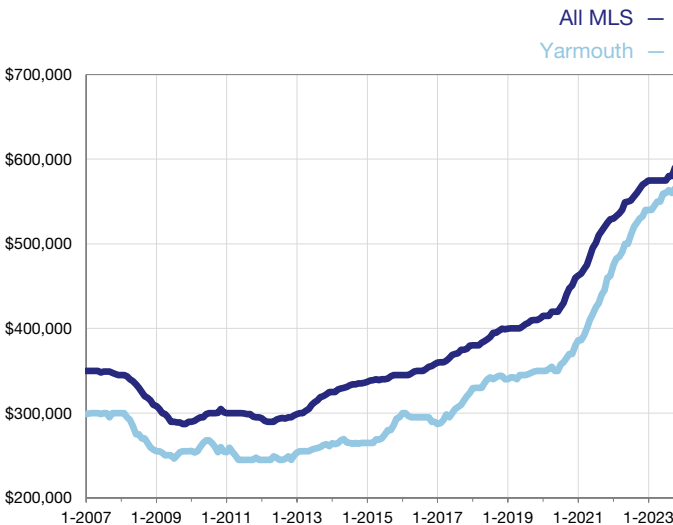
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	67	54	- 19.4%
Closed Sales	6	6	0.0%	67	52	- 22.4%
Median Sales Price*	\$358,450	\$414,500	+ 15.6%	\$362,000	\$392,500	+ 8.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	33	29	- 12.1%
Percent of Original List Price Received*	103.7%	101.7%	- 1.9%	101.3%	98.7%	- 2.6%
New Listings	5	11	+ 120.0%	71	60	- 15.5%

* 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

