

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Yarmouth

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	18	- 41.9%	323	256	- 20.7%
Closed Sales	29	17	- 41.4%	320	257	- 19.7%
Median Sales Price*	\$545,000	<b>\$650,000</b>	+ 19.3%	\$540,000	<b>\$589,000</b>	+ 9.1%
Inventory of Homes for Sale	44	43	- 2.3%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	42	20	- 52.4%	25	27	+ 8.0%
Percent of Original List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	102.5%	<b>99.6%</b>	- 2.8%
New Listings	29	25	- 13.8%	369	307	- 16.8%

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

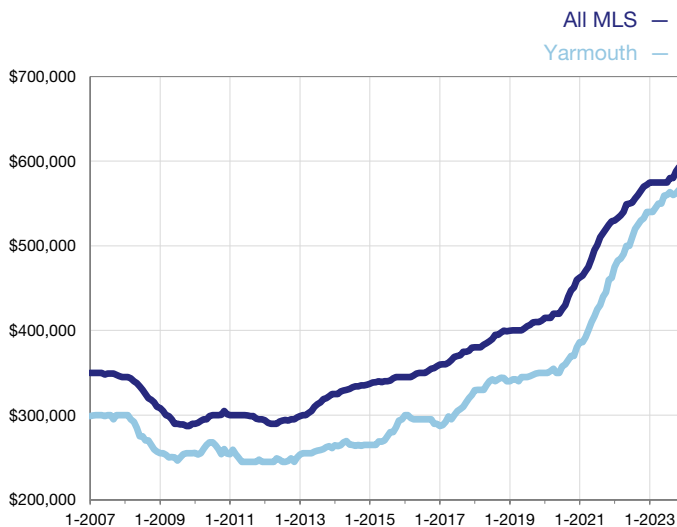
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	68	58	- 14.7%
Closed Sales	7	7	0.0%	74	59	- 20.3%
Median Sales Price*	\$285,000	<b>\$440,000</b>	+ 54.4%	\$361,000	<b>\$395,000</b>	+ 9.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	33	29	- 12.1%
Percent of Original List Price Received*	98.2%	<b>100.7%</b>	+ 2.5%	101.0%	<b>98.9%</b>	- 2.1%
New Listings	0	2	--	71	62	- 12.7%

\* 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

