

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	339	271	- 20.1%
Closed Sales	33	13	- 60.6%	353	270	- 23.5%
Median Sales Price*	\$540,000	\$550,000	+ 1.9%	\$540,000	\$582,500	+ 7.9%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	27	27	0.0%
Percent of Original List Price Received*	96.3%	95.9%	- 0.4%	101.9%	99.5%	- 2.4%
New Listings	13	7	- 46.2%	382	313	- 18.1%

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

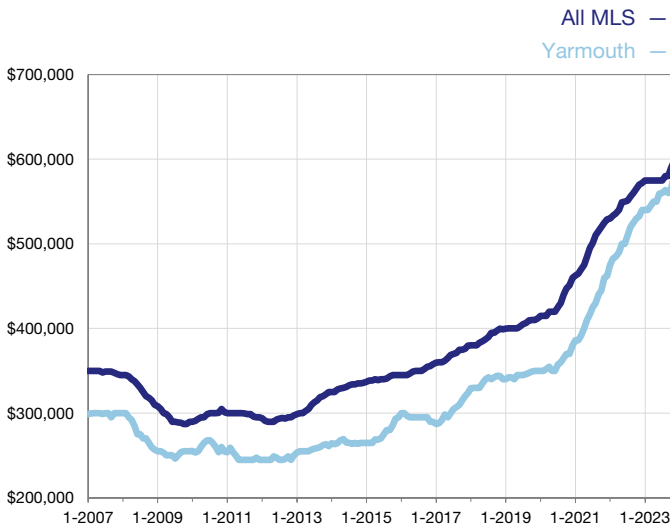
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	1	- 85.7%	75	57	- 24.0%
Closed Sales	2	4	+ 100.0%	76	63	- 17.1%
Median Sales Price*	\$367,500	\$427,500	+ 16.3%	\$361,000	\$395,000	+ 9.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	7	19	+ 171.4%	32	28	- 12.5%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	101.0%	98.9%	- 2.1%
New Listings	5	3	- 40.0%	76	64	- 15.8%

* 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

