

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	23	0.0%	42	41	- 2.4%
Closed Sales	19	20	+ 5.3%	38	36	- 5.3%
Median Sales Price*	\$559,000	\$648,500	+ 16.0%	\$550,000	\$592,500	+ 7.7%
Inventory of Homes for Sale	38	32	- 15.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	34	40	+ 17.6%
Percent of Original List Price Received*	97.4%	98.4%	+ 1.0%	97.0%	96.6%	- 0.4%
New Listings	28	25	- 10.7%	51	43	- 15.7%

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

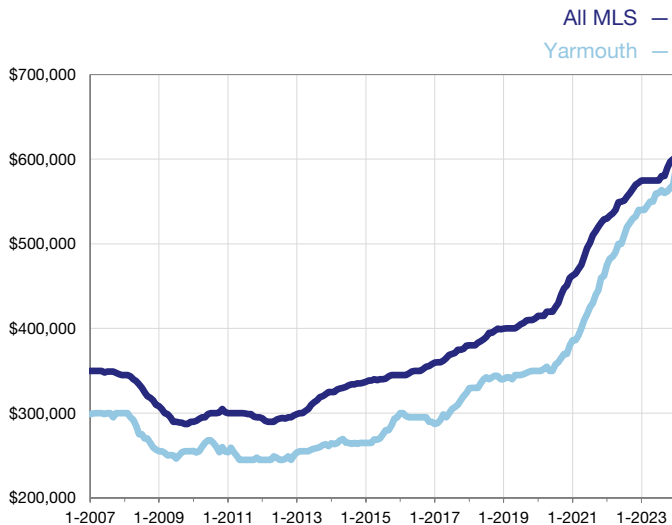
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	11	13	+ 18.2%
Closed Sales	2	6	+ 200.0%	7	8	+ 14.3%
Median Sales Price*	\$335,500	\$444,950	+ 32.6%	\$325,000	\$432,500	+ 33.1%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.3%	44	39	- 11.4%
Percent of Original List Price Received*	95.6%	102.1%	+ 6.8%	94.3%	101.1%	+ 7.2%
New Listings	7	9	+ 28.6%	10	14	+ 40.0%

* 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

