

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	32	29	- 9.4%	74	69	- 6.8%
Closed Sales	25	19	- 24.0%	64	56	- 12.5%
Median Sales Price*	\$542,000	\$610,000	+ 12.5%	\$546,000	\$605,000	+ 10.8%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	31	- 50.0%	44	36	- 18.2%
Percent of Original List Price Received*	95.6%	100.6%	+ 5.2%	96.5%	98.0%	+ 1.6%
New Listings	28	32	+ 14.3%	79	76	- 3.8%

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

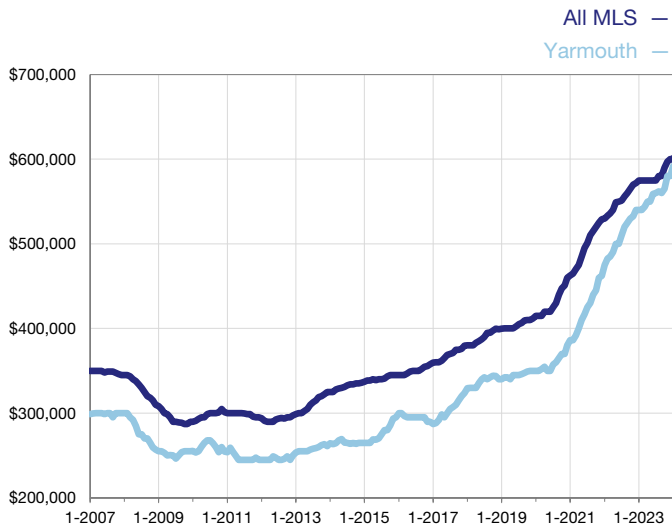
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	19	21	+ 10.5%
Closed Sales	10	6	- 40.0%	17	14	- 17.6%
Median Sales Price*	\$444,500	\$398,000	- 10.5%	\$385,000	\$421,000	+ 9.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	49	+ 69.0%	35	43	+ 22.9%
Percent of Original List Price Received*	97.7%	99.9%	+ 2.3%	96.3%	100.6%	+ 4.5%
New Listings	6	3	- 50.0%	16	17	+ 6.3%

* 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

