

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

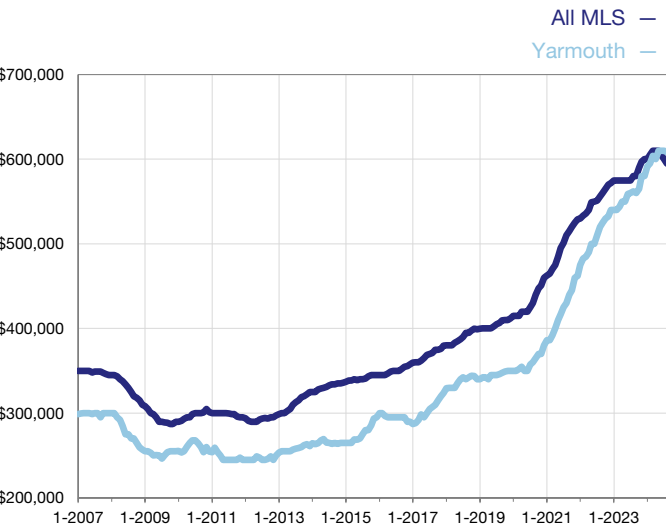
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	35	+ 52.2%	198	221	+ 11.6%
Closed Sales	22	26	+ 18.2%	196	197	+ 0.5%
Median Sales Price*	\$618,000	\$587,500	- 4.9%	\$572,500	\$605,000	+ 5.7%
Inventory of Homes for Sale	38	64	+ 68.4%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	28	34	+ 21.4%
Percent of Original List Price Received*	102.7%	100.3%	- 2.3%	99.7%	98.9%	- 0.8%
New Listings	24	50	+ 108.3%	221	271	+ 22.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	39	48	+ 23.1%
Closed Sales	4	4	0.0%	44	42	- 4.5%
Median Sales Price*	\$487,500	\$470,000	- 3.6%	\$395,000	\$425,000	+ 7.6%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	1.3	3.4	+ 161.5%	--	--	--
Cumulative Days on Market Until Sale	13	45	+ 246.2%	30	35	+ 16.7%
Percent of Original List Price Received*	102.0%	97.0%	- 4.9%	98.2%	99.7%	+ 1.5%
New Listings	4	6	+ 50.0%	42	62	+ 47.6%

* 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

