

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	26	+ 36.8%	237	267	+ 12.7%
Closed Sales	21	31	+ 47.6%	241	257	+ 6.6%
Median Sales Price*	\$675,000	\$650,000	- 3.7%	\$575,000	\$605,000	+ 5.2%
Inventory of Homes for Sale	44	55	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	36	44	+ 22.2%	28	37	+ 32.1%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	99.7%	98.6%	- 1.1%
New Listings	30	26	- 13.3%	281	325	+ 15.7%

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

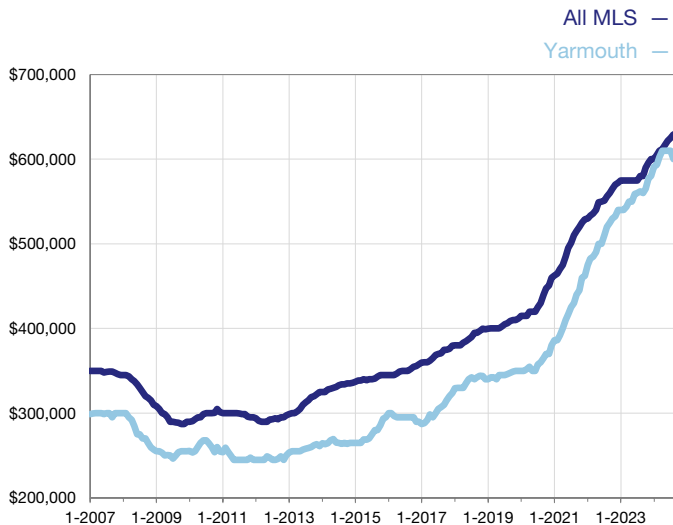
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	4	- 60.0%	55	58	+ 5.5%
Closed Sales	6	8	+ 33.3%	52	54	+ 3.8%
Median Sales Price*	\$414,500	\$506,250	+ 22.1%	\$392,500	\$424,950	+ 8.3%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	1.9	4.3	+ 126.3%	--	--	--
Cumulative Days on Market Until Sale	20	66	+ 230.0%	29	42	+ 44.8%
Percent of Original List Price Received*	101.7%	89.7%	- 11.8%	98.7%	97.8%	- 0.9%
New Listings	12	9	- 25.0%	61	78	+ 27.9%

* 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

