

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

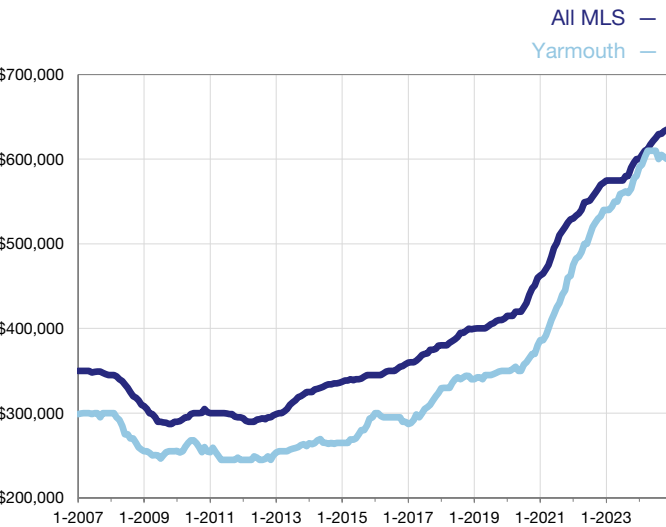
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	14	- 12.5%	253	278	+ 9.9%
Closed Sales	16	23	+ 43.8%	257	281	+ 9.3%
Median Sales Price*	\$630,000	\$555,019	- 11.9%	\$585,000	\$600,000	+ 2.6%
Inventory of Homes for Sale	51	48	- 5.9%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	21	36	+ 71.4%	27	37	+ 37.0%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	99.6%	98.5%	- 1.1%
New Listings	25	15	- 40.0%	306	340	+ 11.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	58	69	+ 19.0%
Closed Sales	8	9	+ 12.5%	60	63	+ 5.0%
Median Sales Price*	\$550,000	\$450,000	- 18.2%	\$397,500	\$425,000	+ 6.9%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	23	55	+ 139.1%	28	44	+ 57.1%
Percent of Original List Price Received*	100.6%	95.0%	- 5.6%	98.9%	97.4%	- 1.5%
New Listings	2	6	+ 200.0%	63	85	+ 34.9%

* 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

