

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

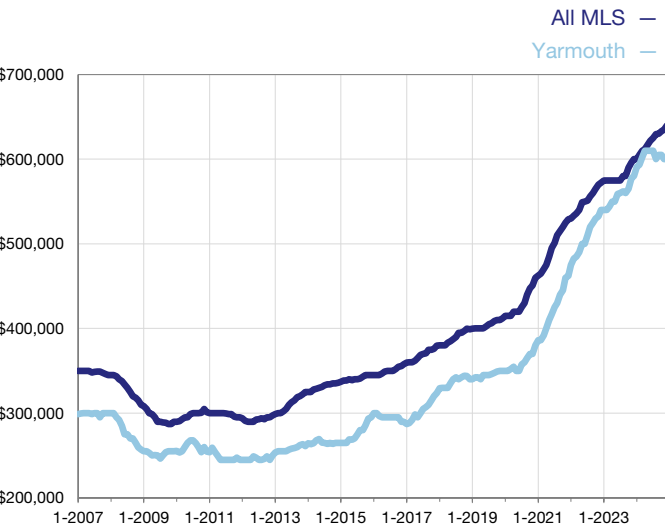
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	14	0.0%	267	293	+ 9.7%
Closed Sales	13	18	+ 38.5%	270	300	+ 11.1%
Median Sales Price*	\$550,000	\$602,000	+ 9.5%	\$580,000	\$600,000	+ 3.4%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	28	38	+ 35.7%
Percent of Original List Price Received*	95.9%	93.3%	- 2.7%	99.5%	98.2%	- 1.3%
New Listings	9	16	+ 77.8%	315	356	+ 13.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	59	71	+ 20.3%
Closed Sales	5	5	0.0%	65	68	+ 4.6%
Median Sales Price*	\$395,000	\$455,000	+ 15.2%	\$395,000	\$429,000	+ 8.6%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	27	42	+ 55.6%
Percent of Original List Price Received*	101.1%	98.1%	- 3.0%	99.1%	97.5%	- 1.6%
New Listings	3	5	+ 66.7%	66	89	+ 34.8%

* 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

