

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

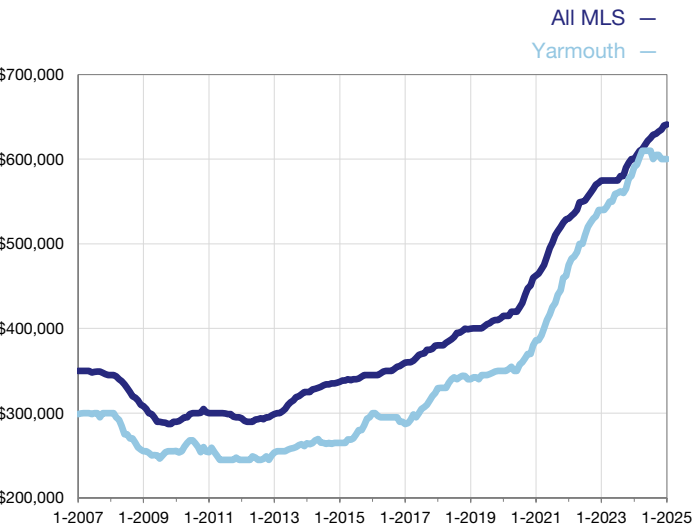
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	19	0.0%	19	19	0.0%
Closed Sales	16	10	- 37.5%	16	10	- 37.5%
Median Sales Price*	\$581,000	\$562,000	- 3.3%	\$581,000	\$562,000	- 3.3%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	41	30	- 26.8%	41	30	- 26.8%
Percent of Original List Price Received*	94.3%	96.4%	+ 2.2%	94.3%	96.4%	+ 2.2%
New Listings	20	16	- 20.0%	20	16	- 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$284,250	\$729,000	+ 156.5%	\$284,250	\$729,000	+ 156.5%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--
Cumulative Days on Market Until Sale	56	119	+ 112.5%	56	119	+ 112.5%
Percent of Original List Price Received*	98.1%	95.2%	- 3.0%	98.1%	95.2%	- 3.0%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

* 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

