

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

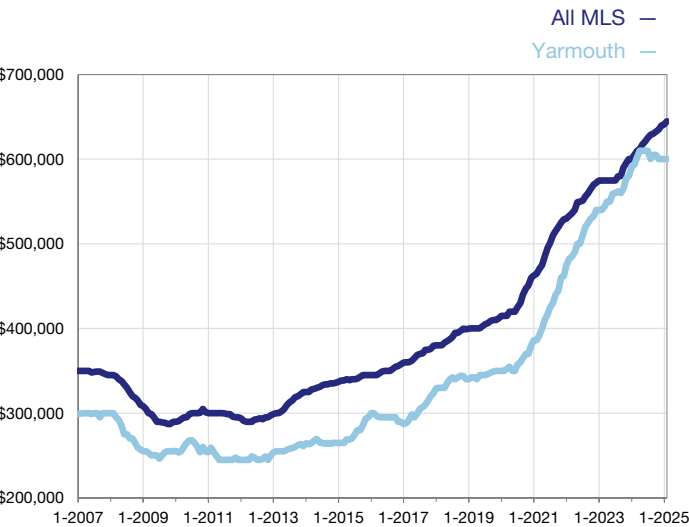
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	17	- 22.7%	41	32	- 22.0%
Closed Sales	21	14	- 33.3%	37	24	- 35.1%
Median Sales Price*	\$627,000	\$557,500	- 11.1%	\$585,000	\$562,000	- 3.9%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	38	58	+ 52.6%	39	47	+ 20.5%
Percent of Original List Price Received*	98.5%	96.5%	- 2.0%	96.7%	96.5%	- 0.2%
New Listings	25	14	- 44.0%	45	30	- 33.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	13	12	- 7.7%
Closed Sales	6	3	- 50.0%	8	6	- 25.0%
Median Sales Price*	\$444,950	\$367,000	- 17.5%	\$432,500	\$368,500	- 14.8%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	39	73	+ 87.2%
Percent of Original List Price Received*	102.1%	97.0%	- 5.0%	101.1%	96.1%	- 4.9%
New Listings	9	5	- 44.4%	15	13	- 13.3%

* 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

