

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	19	+ 35.7%	291	283	- 2.7%
Closed Sales	18	31	+ 72.2%	300	277	- 7.7%
Median Sales Price*	\$602,000	\$609,000	+ 1.2%	\$600,000	\$638,150	+ 6.4%
Inventory of Homes for Sale	53	29	- 45.3%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	55	64	+ 16.4%	38	50	+ 31.6%
Percent of Original List Price Received*	93.3%	92.3%	- 1.1%	98.2%	95.8%	- 2.4%
New Listings	16	4	- 75.0%	356	326	- 8.4%

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

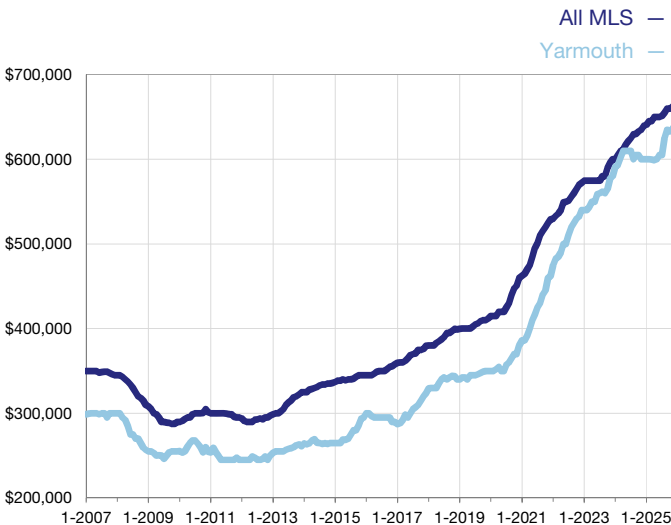
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	2	- 50.0%	71	77	+ 8.5%
Closed Sales	5	6	+ 20.0%	68	74	+ 8.8%
Median Sales Price*	\$455,000	\$415,000	- 8.8%	\$429,000	\$387,450	- 9.7%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	26	37	+ 42.3%	42	63	+ 50.0%
Percent of Original List Price Received*	98.1%	94.0%	- 4.2%	97.5%	95.7%	- 1.8%
New Listings	5	2	- 60.0%	88	79	- 10.2%

* 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

