

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	13	- 23.5%	31	26	- 16.1%
Closed Sales	14	8	- 42.9%	24	21	- 12.5%
Median Sales Price*	\$557,500	\$600,000	+ 7.6%	\$562,000	\$580,000	+ 3.2%
Inventory of Homes for Sale	43	30	- 30.2%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	58	56	- 3.4%	47	52	+ 10.6%
Percent of Original List Price Received*	96.5%	93.8%	- 2.8%	96.5%	95.4%	- 1.1%
New Listings	15	16	+ 6.7%	31	35	+ 12.9%

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

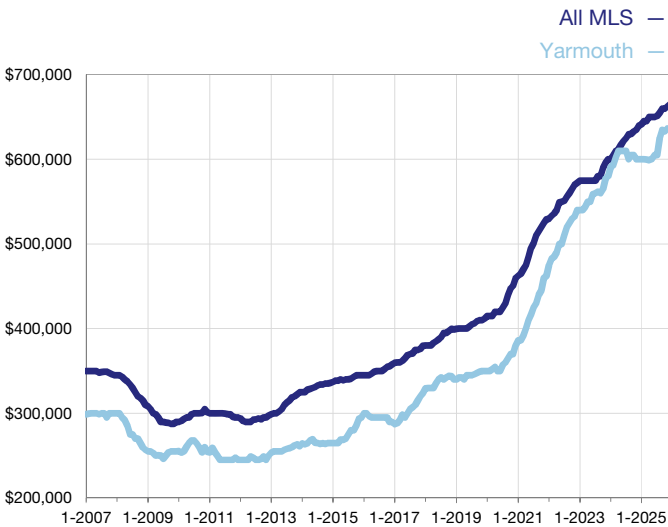
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	4	- 50.0%	11	7	- 36.4%
Closed Sales	3	2	- 33.3%	6	8	+ 33.3%
Median Sales Price*	\$367,000	\$467,500	+ 27.4%	\$368,500	\$467,500	+ 26.9%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	26	66	+ 153.8%	73	105	+ 43.8%
Percent of Original List Price Received*	97.0%	99.0%	+ 2.1%	96.1%	89.6%	- 6.8%
New Listings	4	2	- 50.0%	11	7	- 36.4%

* 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

