

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	27	35	+ 29.6%	79	79	0.0%
Closed Sales	21	16	- 23.8%	63	49	- 22.2%
Median Sales Price*	\$687,500	\$582,500	- 15.3%	\$605,000	\$590,000	- 2.5%
Inventory of Homes for Sale	55	45	- 18.2%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	77	48	- 37.7%	60	57	- 5.0%
Percent of Original List Price Received*	95.2%	95.7%	+ 0.5%	95.6%	95.9%	+ 0.3%
New Listings	35	44	+ 25.7%	99	108	+ 9.1%

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

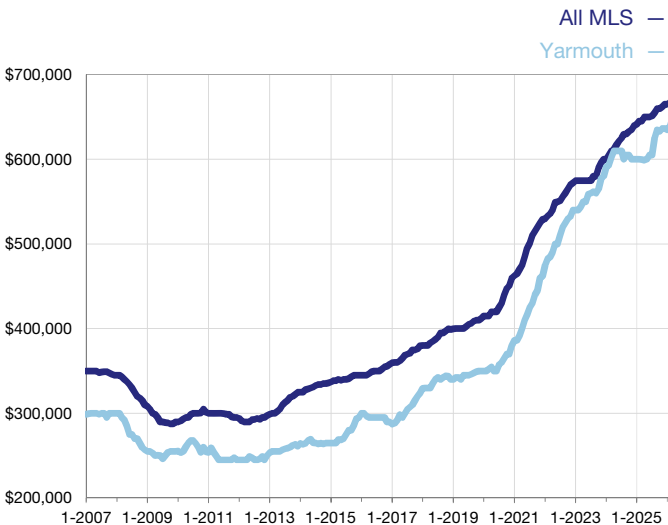
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	6	- 25.0%	27	20	- 25.9%
Closed Sales	9	8	- 11.1%	22	20	- 9.1%
Median Sales Price*	\$410,000	\$460,000	+ 12.2%	\$377,500	\$460,000	+ 21.9%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	75	49	- 34.7%	72	65	- 9.7%
Percent of Original List Price Received*	97.3%	95.6%	- 1.7%	97.1%	93.7%	- 3.5%
New Listings	9	9	0.0%	30	27	- 10.0%

* 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

