

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Yarmouth

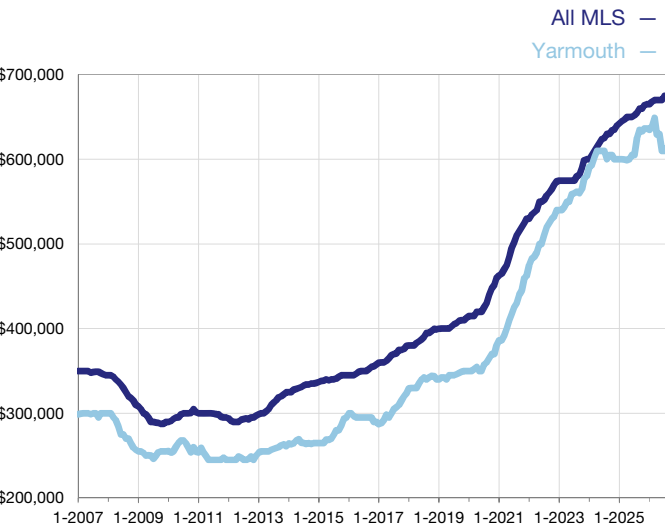
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	27	30	+ 11.1%	180	188	+ 4.4%
Closed Sales	20	31	+ 55.0%	160	173	+ 8.1%
Median Sales Price*	\$630,000	\$660,000	+ 4.8%	\$649,500	\$616,000	- 5.2%
Inventory of Homes for Sale	64	63	- 1.6%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	38	37	- 2.6%	46	41	- 10.9%
Percent of Original List Price Received*	95.7%	96.7%	+ 1.0%	96.5%	96.5%	0.0%
New Listings	28	37	+ 32.1%	225	254	+ 12.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	49	45	- 8.2%
Closed Sales	6	5	- 16.7%	50	48	- 4.0%
Median Sales Price*	\$445,000	\$342,500	- 23.0%	\$385,000	\$465,000	+ 20.8%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	53	26	- 50.9%	67	48	- 28.4%
Percent of Original List Price Received*	97.9%	96.0%	- 1.9%	96.8%	95.9%	- 0.9%
New Listings	10	4	- 60.0%	61	52	- 14.8%

* 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

