Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Yarmouth

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	30	**28**	- 6.7%	242	**243**	+ 0.4%
Closed Sales	35	**26**	- 25.7%	226	**221**	- 2.2%
Median Sales Price*	$685,000	**$621,500**	- 9.3%	$650,000	**$620,000**	- 4.6%
Inventory of Homes for Sale	63	**77**	+ 22.2%	--	--	--
Months Supply of Inventory	2.8	**3.3**	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	53	**39**	- 26.4%	49	**42**	- 14.3%
Percent of Original List Price Received*	96.9%	**95.7%**	- 1.2%	96.5%	**96.4%**	- 0.1%
New Listings	37	**41**	+ 10.8%	301	**332**	+ 10.3%

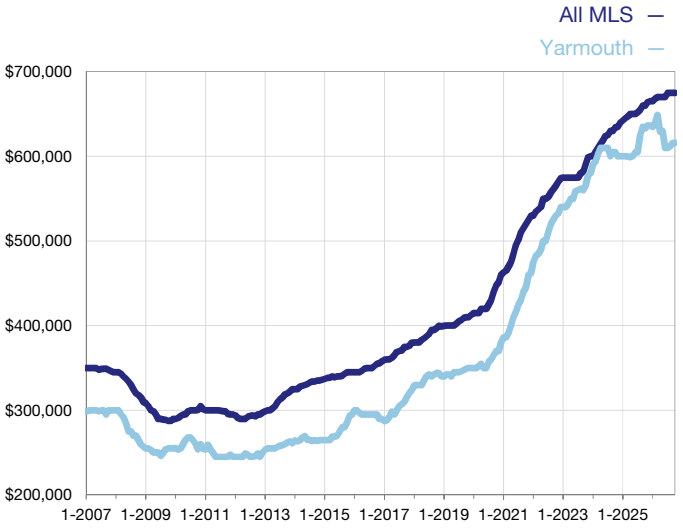
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

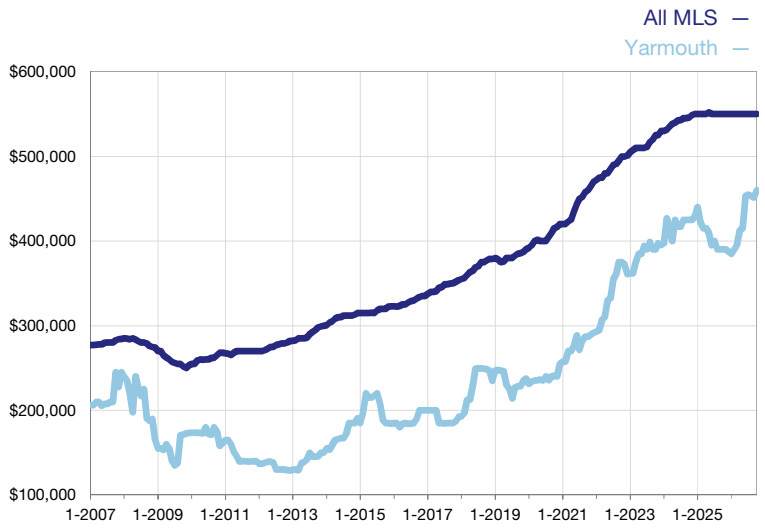
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**8**	- 11.1%	68	**56**	- 17.6%
Closed Sales	7	**5**	- 28.6%	62	**58**	- 6.5%
Median Sales Price*	$390,000	**$580,000**	+ 48.7%	$387,450	**$460,000**	+ 18.7%
Inventory of Homes for Sale	11	**11**	0.0%	--	--	--
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	48	**105**	+ 118.8%	65	**53**	- 18.5%
Percent of Original List Price Received*	92.4%	**95.6%**	+ 3.5%	96.0%	**95.5%**	- 0.5%
New Listings	4	**8**	+ 100.0%	72	**65**	- 9.7%

* 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



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