

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	25	+ 66.7%	26	50	+ 92.3%
Closed Sales	11	11	0.0%	29	32	+ 10.3%
Median Sales Price*	\$830,000	\$750,000	- 9.6%	\$620,000	\$697,500	+ 12.5%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	89	21	- 76.4%	63	34	- 46.0%
Percent of Original List Price Received*	95.4%	103.7%	+ 8.7%	96.8%	97.9%	+ 1.1%
New Listings	12	28	+ 133.3%	26	52	+ 100.0%

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

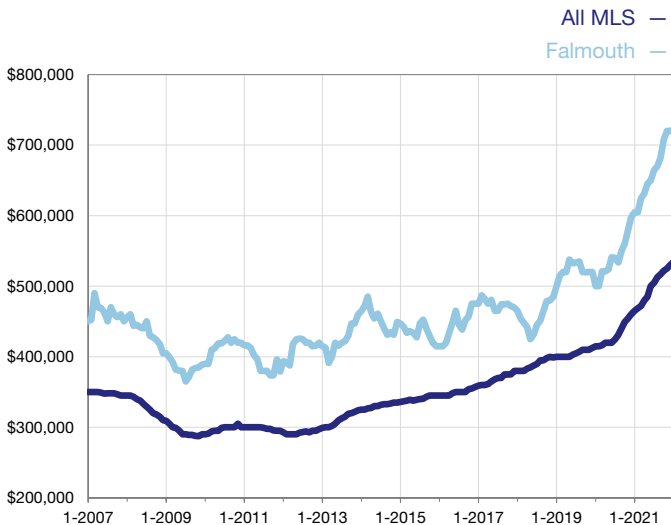
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	5	9	+ 80.0%
Closed Sales	2	3	+ 50.0%	5	9	+ 80.0%
Median Sales Price*	\$529,000	\$425,000	- 19.7%	\$400,000	\$585,000	+ 46.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	215	14	- 93.5%	119	16	- 86.6%
Percent of Original List Price Received*	89.7%	97.8%	+ 9.0%	95.9%	101.8%	+ 6.2%
New Listings	1	4	+ 300.0%	5	8	+ 60.0%

* 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

