

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	22	+ 83.3%	232	246	+ 6.0%
Closed Sales	16	18	+ 12.5%	234	230	- 1.7%
Median Sales Price*	\$740,000	\$698,890	- 5.6%	\$716,250	\$817,500	+ 14.1%
Inventory of Homes for Sale	26	38	+ 46.2%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	36	61	+ 69.4%	45	30	- 33.3%
Percent of Original List Price Received*	100.2%	95.7%	- 4.5%	101.0%	100.9%	- 0.1%
New Listings	11	10	- 9.1%	272	325	+ 19.5%

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

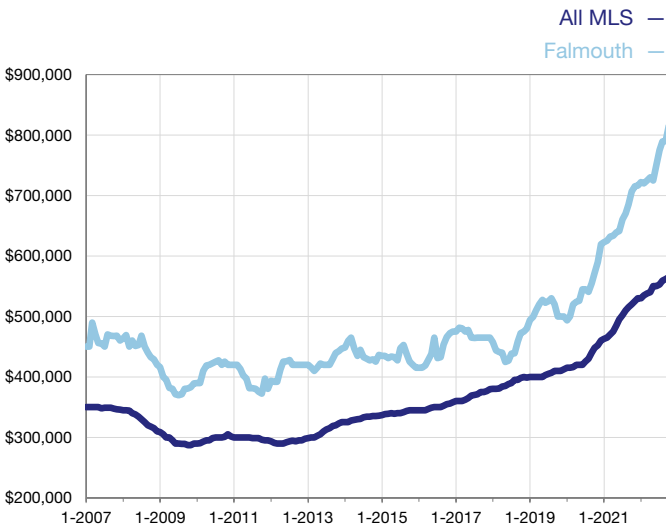
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	47	65	+ 38.3%
Closed Sales	1	9	+ 800.0%	46	64	+ 39.1%
Median Sales Price*	\$592,000	\$405,000	- 31.6%	\$534,000	\$612,250	+ 14.7%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	2	37	+ 1,750.0%	56	28	- 50.0%
Percent of Original List Price Received*	103.0%	98.3%	- 4.6%	99.6%	100.0%	+ 0.4%
New Listings	3	5	+ 66.7%	54	85	+ 57.4%

* 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

