

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	33	+ 312.5%	75	97	+ 29.3%
Closed Sales	14	19	+ 35.7%	63	75	+ 19.0%
Median Sales Price*	\$457,500	<b>\$625,000</b>	+ 36.6%	\$497,000	<b>\$625,000</b>	+ 25.8%
Inventory of Homes for Sale	102	32	- 68.6%	--	--	--
Months Supply of Inventory	4.4	1.3	- 70.5%	--	--	--
Cumulative Days on Market Until Sale	207	41	- 80.2%	121	50	- 58.7%
Percent of Original List Price Received*	91.0%	<b>103.7%</b>	+ 14.0%	92.9%	<b>100.4%</b>	+ 8.1%
New Listings	13	43	+ 230.8%	110	107	- 2.7%

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

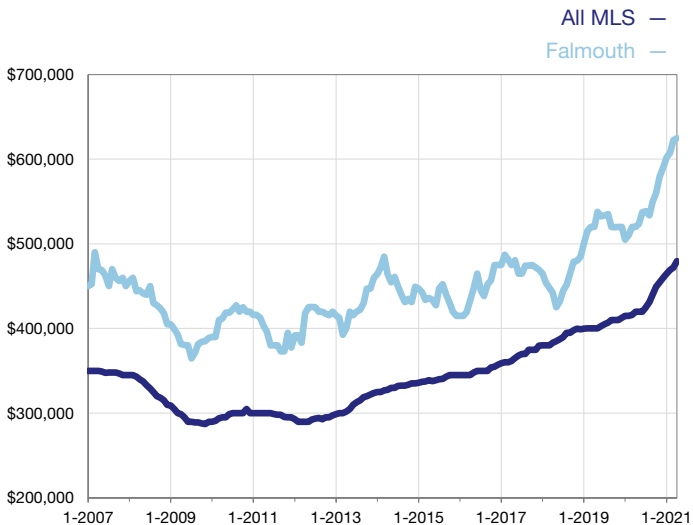
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	10	14	+ 40.0%
Closed Sales	1	2	+ 100.0%	12	11	- 8.3%
Median Sales Price*	\$669,000	<b>\$525,000</b>	- 21.5%	\$469,000	<b>\$340,000</b>	- 27.5%
Inventory of Homes for Sale	21	3	- 85.7%	--	--	--
Months Supply of Inventory	4.5	0.6	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	176	3	- 98.3%	76	60	- 21.1%
Percent of Original List Price Received*	95.8%	<b>101.2%</b>	+ 5.6%	96.2%	<b>99.1%</b>	+ 3.0%
New Listings	4	3	- 25.0%	14	13	- 7.1%

\* 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

