

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	50	43	- 14.0%	122	120	- 1.6%
Closed Sales	42	43	+ 2.4%	125	101	- 19.2%
Median Sales Price*	\$681,500	\$690,000	+ 1.2%	\$650,000	\$670,000	+ 3.1%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	69	38	- 44.9%	56	37	- 33.9%
Percent of Original List Price Received*	100.9%	102.0%	+ 1.1%	98.8%	100.0%	+ 1.2%
New Listings	59	61	+ 3.4%	121	143	+ 18.2%

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

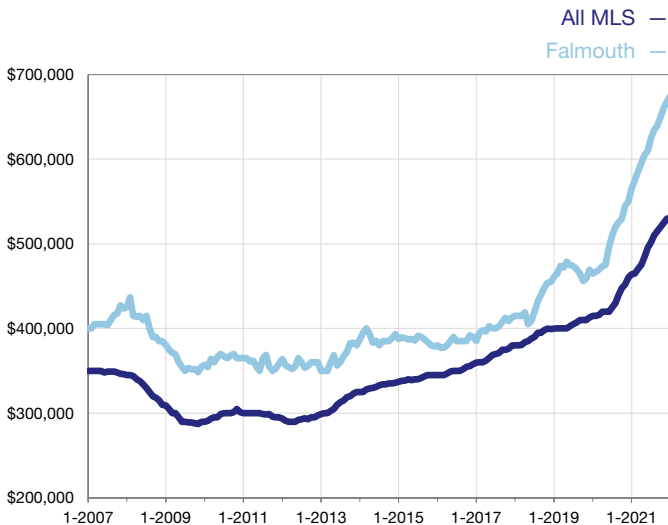
Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	11	+ 266.7%	11	24	+ 118.2%
Closed Sales	6	3	- 50.0%	12	14	+ 16.7%
Median Sales Price*	\$357,500	\$625,000	+ 74.8%	\$357,500	\$585,000	+ 63.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	14	11	- 21.4%	57	15	- 73.7%
Percent of Original List Price Received*	102.5%	105.6%	+ 3.0%	99.7%	102.1%	+ 2.4%
New Listings	6	13	+ 116.7%	14	26	+ 85.7%

* 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

