Local Market Update – April 2022

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

Falmouth

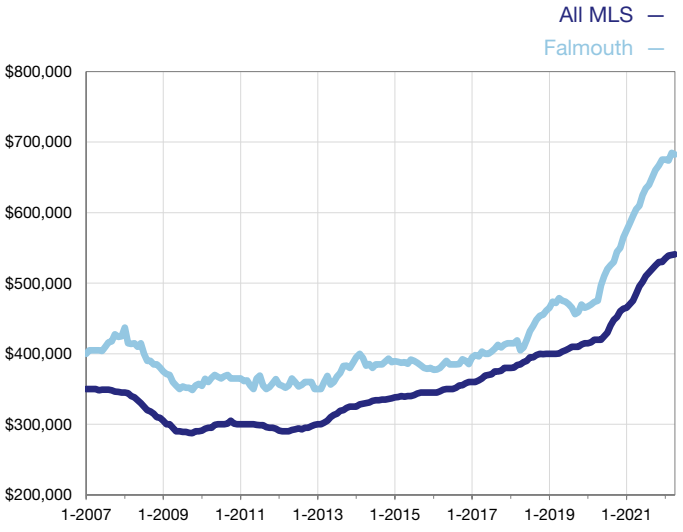
Single-Family Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	57	**28**	- 50.9%	179	**127**	- 29.1%
Closed Sales	38	**20**	- 47.4%	163	**124**	- 23.9%
Median Sales Price*	$625,000	**$1,057,500**	+ 69.2%	$636,500	**$695,000**	+ 9.2%
Inventory of Homes for Sale	65	**24**	- 63.1%	--	--	--
Months Supply of Inventory	1.0	**0.5**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	65	**26**	- 60.0%	58	**36**	- 37.9%
Percent of Original List Price Received*	101.4%	**105.4%**	+ 3.9%	99.4%	**100.8%**	+ 1.4%
New Listings	66	**30**	- 54.5%	187	**143**	- 23.5%

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

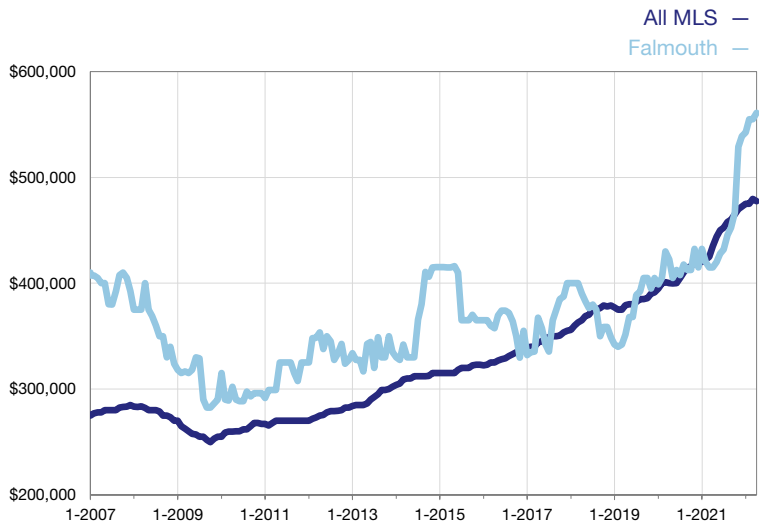
Condominium Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	7	**10**	+ 42.9%	18	**28**	+ 55.6%
Closed Sales	2	**5**	+ 150.0%	14	**19**	+ 35.7%
Median Sales Price*	$525,000	**$570,000**	+ 8.6%	$357,500	**$585,000**	+ 63.6%
Inventory of Homes for Sale	6	**5**	- 16.7%	--	--	--
Months Supply of Inventory	0.7	**0.7**	0.0%	--	--	--
Cumulative Days on Market Until Sale	4	**15**	+ 275.0%	49	**15**	- 69.4%
Percent of Original List Price Received*	101.2%	**100.2%**	- 1.0%	99.9%	**101.6%**	+ 1.7%
New Listings	6	**14**	+ 133.3%	20	**35**	+ 75.0%

* 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



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