

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	36	+ 80.0%	106	134	+ 26.4%
Closed Sales	31	21	- 32.3%	105	93	- 11.4%
Median Sales Price*	\$717,500	\$865,000	+ 20.6%	\$699,000	\$800,000	+ 14.4%
Inventory of Homes for Sale	37	54	+ 45.9%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	50	17	- 66.0%	60	27	- 55.0%
Percent of Original List Price Received*	100.0%	102.6%	+ 2.6%	100.6%	102.7%	+ 2.1%
New Listings	31	46	+ 48.4%	129	188	+ 45.7%

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

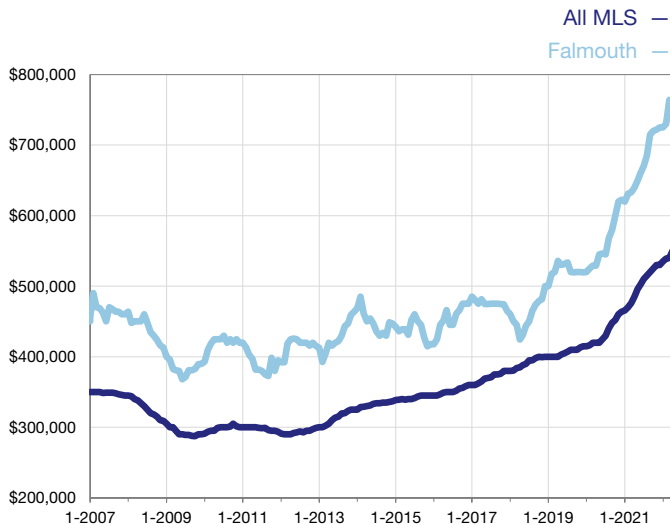
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	7	+ 40.0%	24	33	+ 37.5%
Closed Sales	4	5	+ 25.0%	21	29	+ 38.1%
Median Sales Price*	\$415,000	\$930,000	+ 124.1%	\$415,000	\$570,000	+ 37.3%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	142	9	- 93.7%	87	18	- 79.3%
Percent of Original List Price Received*	97.7%	111.4%	+ 14.0%	100.2%	104.0%	+ 3.8%
New Listings	7	9	+ 28.6%	24	44	+ 83.3%

* 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

