

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	27	+ 8.0%	220	231	+ 5.0%
Closed Sales	20	18	- 10.0%	218	211	- 3.2%
Median Sales Price*	\$812,500	\$788,750	- 2.9%	\$711,500	\$830,000	+ 16.7%
Inventory of Homes for Sale	33	57	+ 72.7%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.1%	46	28	- 39.1%
Percent of Original List Price Received*	102.4%	93.2%	- 9.0%	101.1%	101.4%	+ 0.3%
New Listings	18	21	+ 16.7%	261	319	+ 22.2%

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

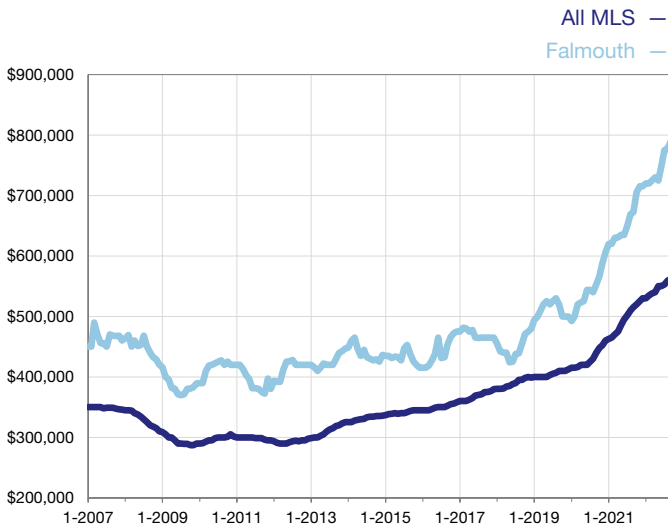
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	8	+ 166.7%	45	62	+ 37.8%
Closed Sales	4	7	+ 75.0%	45	55	+ 22.2%
Median Sales Price*	\$608,000	\$945,000	+ 55.4%	\$529,000	\$699,000	+ 32.1%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	10	71	+ 610.0%	58	27	- 53.4%
Percent of Original List Price Received*	103.8%	90.3%	- 13.0%	99.6%	100.3%	+ 0.7%
New Listings	1	8	+ 700.0%	51	83	+ 62.7%

* 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

