

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	26	+ 30.0%	36	36	0.0%
Closed Sales	10	17	+ 70.0%	27	31	+ 14.8%
Median Sales Price*	\$695,000	\$700,000	+ 0.7%	\$715,000	\$720,000	+ 0.7%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	12	58	+ 383.3%	32	51	+ 59.4%
Percent of Original List Price Received*	105.6%	95.4%	- 9.7%	98.3%	93.9%	- 4.5%
New Listings	20	18	- 10.0%	38	34	- 10.5%

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

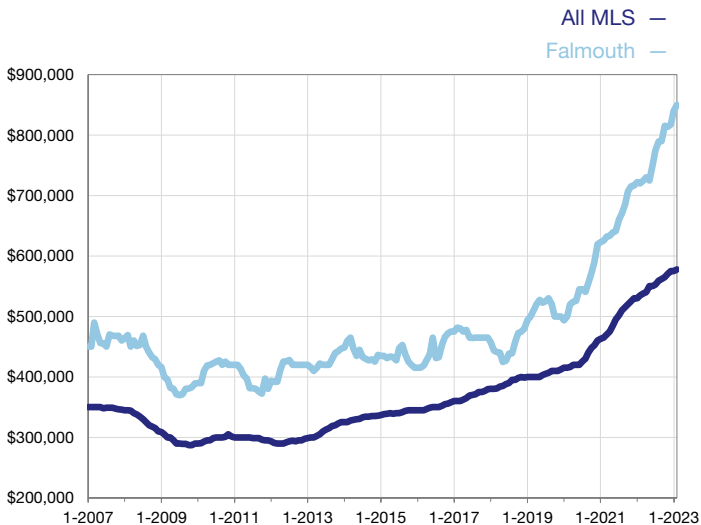
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	6	12	+ 100.0%
Closed Sales	3	0	- 100.0%	9	7	- 22.2%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$585,000	\$530,000	- 9.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	16	41	+ 156.3%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	101.8%	95.8%	- 5.9%
New Listings	4	4	0.0%	8	8	0.0%

* 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

