

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	23	- 8.0%	77	61	- 20.8%
Closed Sales	18	18	0.0%	63	62	- 1.6%
Median Sales Price*	\$1,175,000	<b>\$860,000</b>	- 26.8%	\$777,500	<b>\$797,500</b>	+ 2.6%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	47	+ 34.3%	36	45	+ 25.0%
Percent of Original List Price Received*	102.3%	<b>99.3%</b>	- 2.9%	100.5%	<b>96.5%</b>	- 4.0%
New Listings	26	18	- 30.8%	96	67	- 30.2%

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

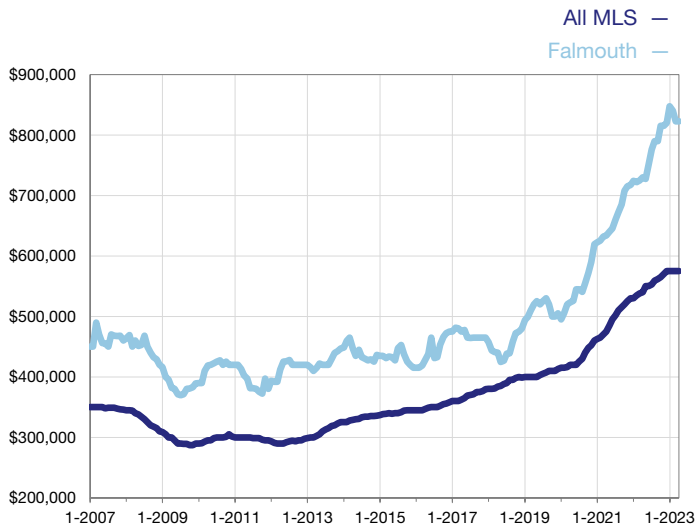
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	17	+ 240.0%	19	33	+ 73.7%
Closed Sales	4	6	+ 50.0%	15	17	+ 13.3%
Median Sales Price*	\$509,000	<b>\$712,500</b>	+ 40.0%	\$570,000	<b>\$525,000</b>	- 7.9%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	17	83	+ 388.2%	16	48	+ 200.0%
Percent of Original List Price Received*	98.4%	<b>96.2%</b>	- 2.2%	100.6%	<b>98.0%</b>	- 2.6%
New Listings	13	15	+ 15.4%	29	41	+ 41.4%

\* 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

