

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	41	+ 2.5%	181	152	- 16.0%
Closed Sales	35	32	- 8.6%	156	146	- 6.4%
Median Sales Price*	\$745,000	\$872,350	+ 17.1%	\$715,000	\$754,000	+ 5.5%
Inventory of Homes for Sale	62	40	- 35.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	24	+ 140.0%	31	45	+ 45.2%
Percent of Original List Price Received*	107.6%	99.3%	- 7.7%	102.3%	96.9%	- 5.3%
New Listings	64	45	- 29.7%	225	158	- 29.8%

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

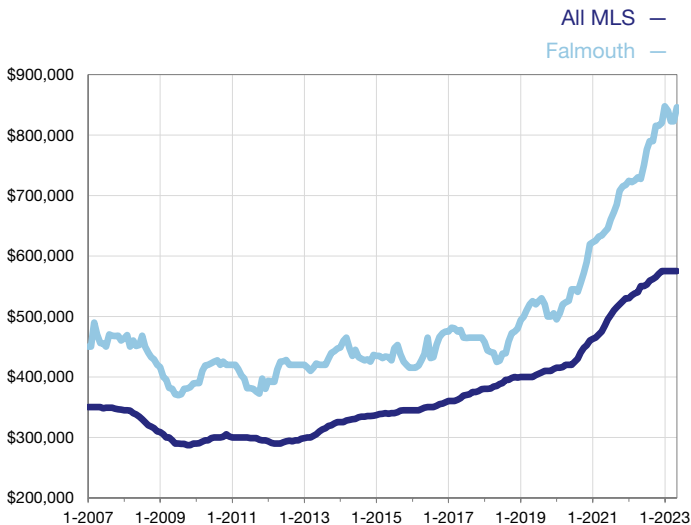
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	13	+ 160.0%	30	49	+ 63.3%
Closed Sales	10	14	+ 40.0%	29	36	+ 24.1%
Median Sales Price*	\$525,500	\$500,000	- 4.9%	\$535,000	\$502,500	- 6.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	33	16	- 51.5%	23	37	+ 60.9%
Percent of Original List Price Received*	102.0%	100.7%	- 1.3%	101.5%	99.0%	- 2.5%
New Listings	5	9	+ 80.0%	37	50	+ 35.1%

\* 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

