

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	46	27	- 41.3%	227	174	- 23.3%
Closed Sales	42	27	- 35.7%	198	175	- 11.6%
Median Sales Price*	\$795,000	<b>\$665,000</b>	- 16.4%	\$725,000	<b>\$730,000</b>	+ 0.7%
Inventory of Homes for Sale	75	48	- 36.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	15	18	+ 20.0%	27	40	+ 48.1%
Percent of Original List Price Received*	103.1%	<b>104.7%</b>	+ 1.6%	102.4%	<b>98.1%</b>	- 4.2%
New Listings	64	36	- 43.8%	289	194	- 32.9%

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

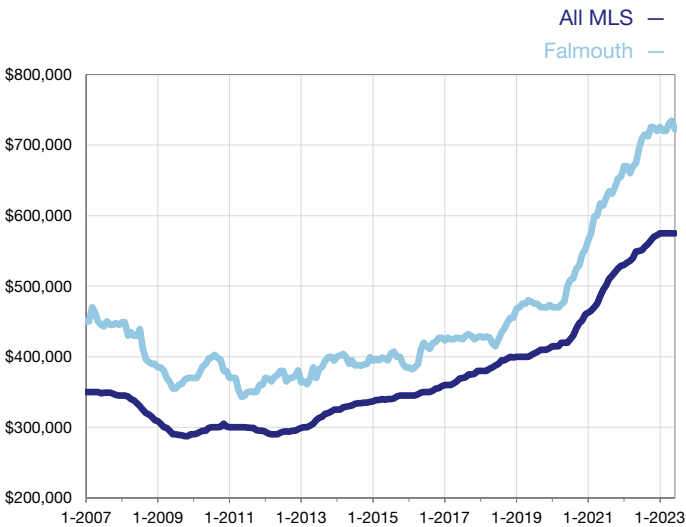
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	1	- 87.5%	38	49	+ 28.9%
Closed Sales	5	11	+ 120.0%	34	47	+ 38.2%
Median Sales Price*	\$930,000	<b>\$665,000</b>	- 28.5%	\$552,500	<b>\$505,000</b>	- 8.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	22	+ 144.4%	21	34	+ 61.9%
Percent of Original List Price Received*	111.4%	<b>99.4%</b>	- 10.8%	103.0%	<b>99.1%</b>	- 3.8%
New Listings	9	5	- 44.4%	46	53	+ 15.2%

\* 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

