

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

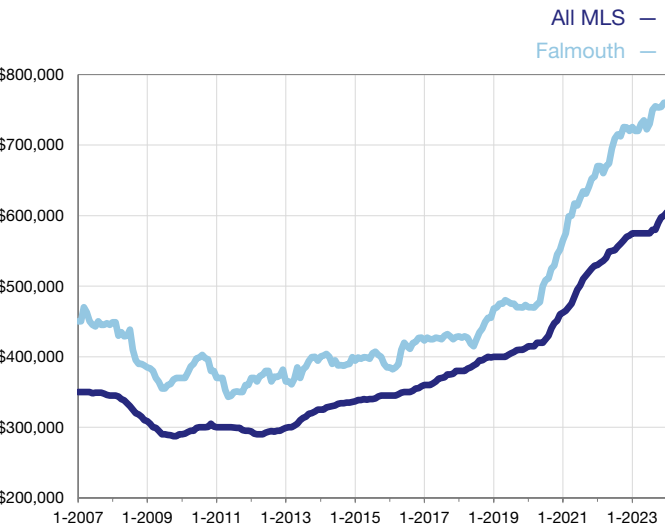
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	22	- 4.3%	23	22	- 4.3%
Closed Sales	22	22	0.0%	22	22	0.0%
Median Sales Price*	\$734,500	\$625,000	- 14.9%	\$734,500	\$625,000	- 14.9%
Inventory of Homes for Sale	51	40	- 21.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	38	73	+ 92.1%	38	73	+ 92.1%
Percent of Original List Price Received*	95.1%	93.7%	- 1.5%	95.1%	93.7%	- 1.5%
New Listings	26	30	+ 15.4%	26	30	+ 15.4%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$622,500	\$622,450	- 0.0%	\$622,500	\$622,450	- 0.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	37	14	- 62.2%
Percent of Original List Price Received*	96.4%	99.2%	+ 2.9%	96.4%	99.2%	+ 2.9%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

* 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

