

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

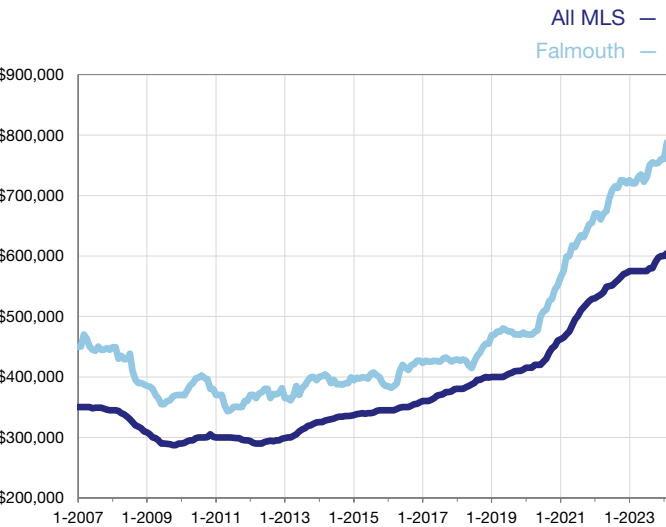
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				34	32	- 5.9%	57	50	- 12.3%
Closed Sales				30	14	- 53.3%	52	36	- 30.8%
Median Sales Price*				\$687,500	\$709,500	+ 3.2%	\$700,000	\$685,000	- 2.1%
Inventory of Homes for Sale				36	47	+ 30.6%	--	--	--
Months Supply of Inventory				1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale				56	57	+ 1.8%	48	67	+ 39.6%
Percent of Original List Price Received*				95.7%	96.1%	+ 0.4%	95.4%	94.6%	- 0.8%
New Listings				22	37	+ 68.2%	48	66	+ 37.5%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	1	- 90.9%	15	5	- 66.7%
Closed Sales				3	4	+ 33.3%	11	10	- 9.1%
Median Sales Price*				\$371,275	\$564,950	+ 52.2%	\$512,000	\$569,950	+ 11.3%
Inventory of Homes for Sale				4	16	+ 300.0%	--	--	--
Months Supply of Inventory				0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale				69	44	- 36.2%	46	26	- 43.5%
Percent of Original List Price Received*				98.4%	92.6%	- 5.9%	96.9%	96.6%	- 0.3%
New Listings				5	3	- 40.0%	9	9	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

