

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

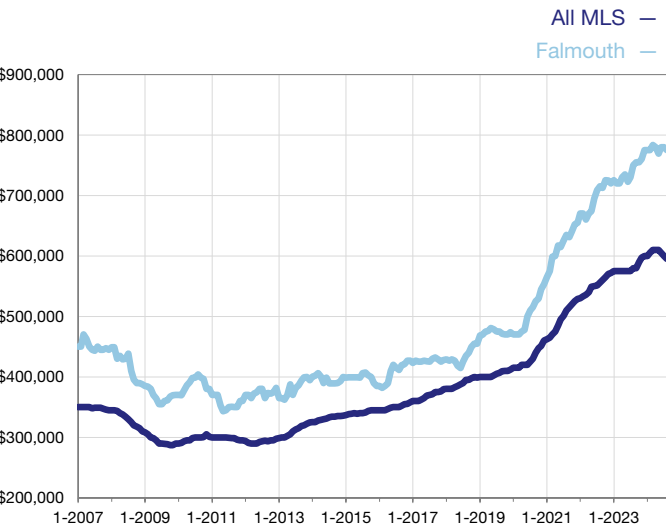
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	31	- 3.1%	239	263	+ 10.0%
Closed Sales	34	34	0.0%	236	256	+ 8.5%
Median Sales Price*	\$825,000	\$750,000	- 9.1%	\$755,000	\$782,500	+ 3.6%
Inventory of Homes for Sale	69	112	+ 62.3%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--
Cumulative Days on Market Until Sale	26	49	+ 88.5%	38	48	+ 26.3%
Percent of Original List Price Received*	98.8%	94.6%	- 4.3%	98.4%	97.5%	- 0.9%
New Listings	50	63	+ 26.0%	284	382	+ 34.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	63	51	- 19.0%
Closed Sales	13	8	- 38.5%	62	45	- 27.4%
Median Sales Price*	\$567,000	\$957,500	+ 68.9%	\$508,500	\$750,000	+ 47.5%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	72	+ 213.0%	30	37	+ 23.3%
Percent of Original List Price Received*	101.5%	92.4%	- 9.0%	99.4%	97.0%	- 2.4%
New Listings	21	11	- 47.6%	77	70	- 9.1%

* 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

