

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

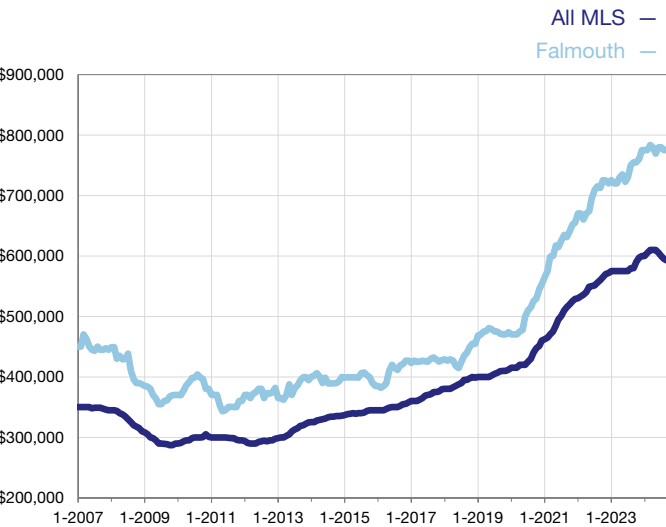
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	48	45	- 6.3%	287	306	+ 6.6%
Closed Sales	37	30	- 18.9%	273	286	+ 4.8%
Median Sales Price*	\$819,500	\$830,000	+ 1.3%	\$755,000	\$787,250	+ 4.3%
Inventory of Homes for Sale	63	96	+ 52.4%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	36	46	+ 27.8%
Percent of Original List Price Received*	100.5%	94.7%	- 5.8%	98.7%	97.2%	- 1.5%
New Listings	45	46	+ 2.2%	329	426	+ 29.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	73	55	- 24.7%
Closed Sales	5	10	+ 100.0%	67	55	- 17.9%
Median Sales Price*	\$575,000	\$606,000	+ 5.4%	\$525,000	\$675,000	+ 28.6%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	19	56	+ 194.7%	29	40	+ 37.9%
Percent of Original List Price Received*	99.3%	94.9%	- 4.4%	99.4%	96.6%	- 2.8%
New Listings	10	5	- 50.0%	87	75	- 13.8%

\* 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

