

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

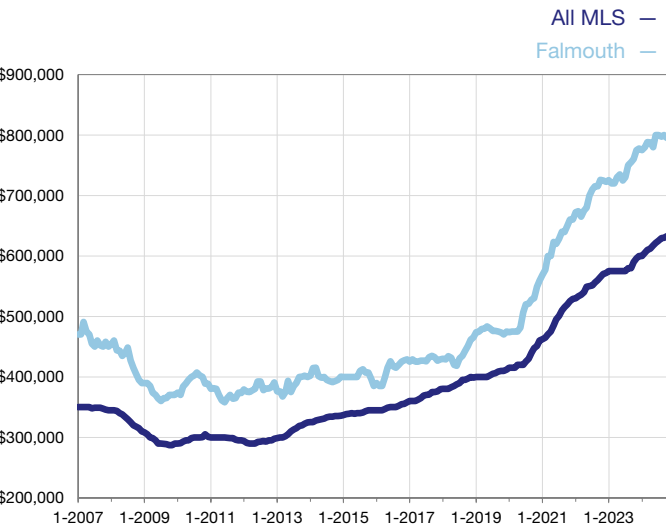
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	47	+ 80.8%	313	352	+ 12.5%
Closed Sales	50	38	- 24.0%	323	324	+ 0.3%
Median Sales Price*	\$824,768	\$796,920	- 3.4%	\$775,000	\$787,250	+ 1.6%
Inventory of Homes for Sale	74	91	+ 23.0%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	35	44	+ 25.7%
Percent of Original List Price Received*	98.4%	94.9%	- 3.6%	98.6%	97.0%	- 1.6%
New Listings	43	53	+ 23.3%	372	479	+ 28.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	15	+ 275.0%	77	69	- 10.4%
Closed Sales	10	3	- 70.0%	77	58	- 24.7%
Median Sales Price*	\$751,000	\$535,000	- 28.8%	\$550,000	\$667,500	+ 21.4%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	8	60	+ 650.0%	27	41	+ 51.9%
Percent of Original List Price Received*	102.7%	95.8%	- 6.7%	99.8%	96.6%	- 3.2%
New Listings	5	18	+ 260.0%	92	93	+ 1.1%

* 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

