

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

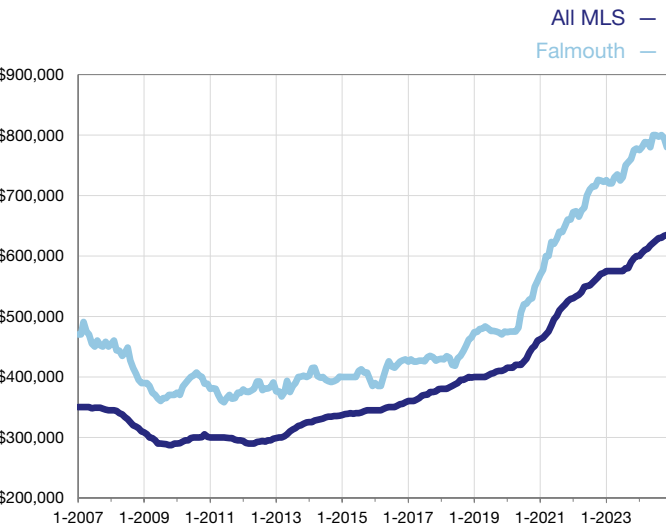
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	30	38	+ 26.7%	343	383	+ 11.7%
Closed Sales	34	37	+ 8.8%	357	361	+ 1.1%
Median Sales Price*	\$899,500	\$762,000	- 15.3%	\$787,000	\$785,000	- 0.3%
Inventory of Homes for Sale	65	70	+ 7.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	49	+ 16.7%	36	45	+ 25.0%
Percent of Original List Price Received*	99.6%	94.5%	- 5.1%	98.7%	96.7%	- 2.0%
New Listings	24	24	0.0%	397	502	+ 26.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	81	72	- 11.1%
Closed Sales	4	3	- 25.0%	81	61	- 24.7%
Median Sales Price*	\$585,000	\$2,000,000	+ 241.9%	\$550,000	\$700,000	+ 27.3%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	24	12	- 50.0%	26	40	+ 53.8%
Percent of Original List Price Received*	103.4%	94.1%	- 9.0%	100.0%	96.5%	- 3.5%
New Listings	7	7	0.0%	99	100	+ 1.0%

* 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

