

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

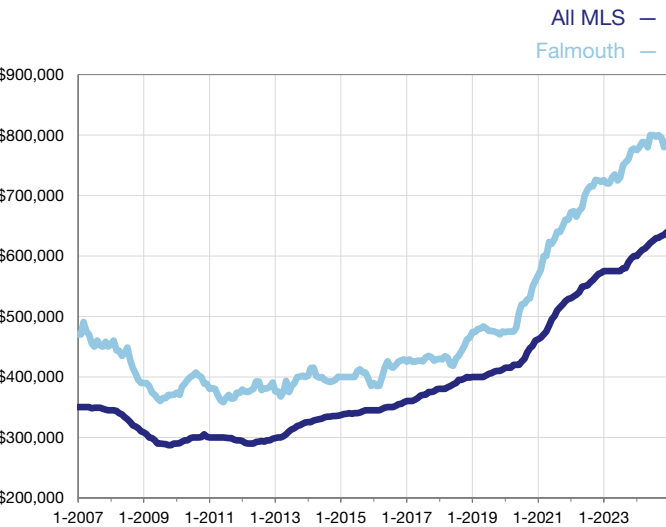
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	23	+ 43.8%	359	403	+ 12.3%
Closed Sales	25	38	+ 52.0%	382	399	+ 4.5%
Median Sales Price*	\$725,000	\$900,000	+ 24.1%	\$777,500	\$789,500	+ 1.5%
Inventory of Homes for Sale	42	52	+ 23.8%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	27	65	+ 140.7%	35	47	+ 34.3%
Percent of Original List Price Received*	96.6%	91.6%	- 5.2%	98.6%	96.2%	- 2.4%
New Listings	6	16	+ 166.7%	403	521	+ 29.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	83	75	- 9.6%
Closed Sales	1	16	+ 1,500.0%	82	77	- 6.1%
Median Sales Price*	\$375,000	\$604,950	+ 61.3%	\$550,000	\$660,000	+ 20.0%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--
Cumulative Days on Market Until Sale	141	38	- 73.0%	28	39	+ 39.3%
Percent of Original List Price Received*	89.5%	97.0%	+ 8.4%	99.9%	96.6%	- 3.3%
New Listings	0	4	--	99	103	+ 4.0%

* 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

