

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

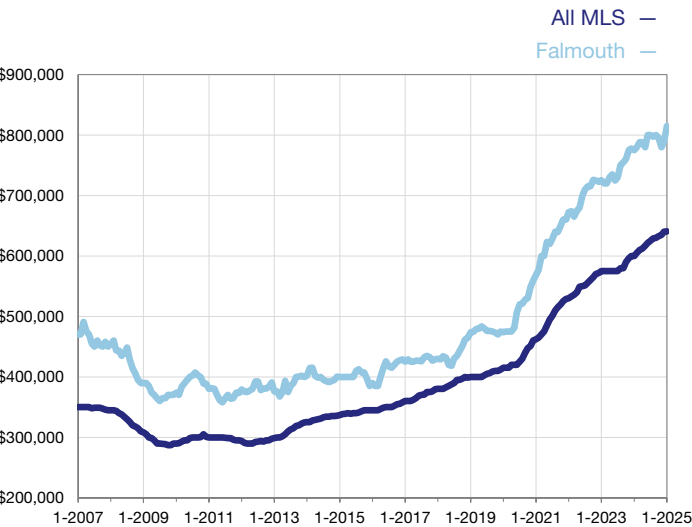
| Single-Family Properties | January | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 18 | 16 | - 11.1% | 18 | 16 | - 11.1% |
| Closed Sales | 23 | 23 | 0.0% | 23 | 23 | 0.0% |
| Median Sales Price* | \$645,000 | \$945,000 | + 46.5% | \$645,000 | \$945,000 | + 46.5% |
| Inventory of Homes for Sale | 49 | 69 | + 40.8% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.1 | + 23.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 73 | 87 | + 19.2% | 73 | 87 | + 19.2% |
| Percent of Original List Price Received* | 93.0% | 90.4% | - 2.8% | 93.0% | 90.4% | - 2.8% |
| New Listings | 28 | 36 | + 28.6% | 28 | 36 | + 28.6% |

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

| Condominium Properties | January | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 4 | 0.0% | 4 | 4 | 0.0% |
| Closed Sales | 6 | 2 | - 66.7% | 6 | 2 | - 66.7% |
| Median Sales Price* | \$622,450 | \$790,000 | + 26.9% | \$622,450 | \$790,000 | + 26.9% |
| Inventory of Homes for Sale | 20 | 25 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 3.9 | + 34.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 79 | + 464.3% | 14 | 79 | + 464.3% |
| Percent of Original List Price Received* | 99.2% | 95.7% | - 3.5% | 99.2% | 95.7% | - 3.5% |
| New Listings | 6 | 10 | + 66.7% | 6 | 10 | + 66.7% |

* 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

