

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

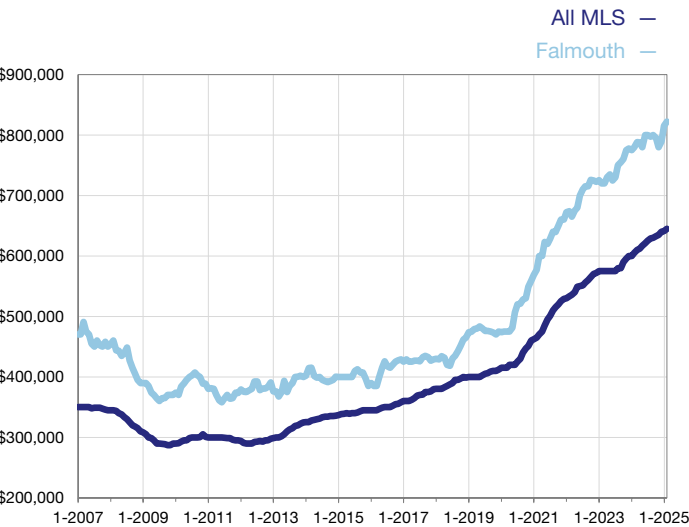
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	33	24	- 27.3%	51	39	- 23.5%
Closed Sales	14	11	- 21.4%	37	34	- 8.1%
Median Sales Price*	\$709,500	\$740,000	+ 4.3%	\$695,000	\$842,500	+ 21.2%
Inventory of Homes for Sale	49	68	+ 38.8%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	57	74	+ 29.8%	67	83	+ 23.9%
Percent of Original List Price Received*	96.1%	95.3%	- 0.8%	94.2%	92.0%	- 2.3%
New Listings	37	30	- 18.9%	65	66	+ 1.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	5	9	+ 80.0%
Closed Sales	4	2	- 50.0%	10	4	- 60.0%
Median Sales Price*	\$564,950	\$815,000	+ 44.3%	\$569,950	\$815,000	+ 43.0%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--
Cumulative Days on Market Until Sale	44	95	+ 115.9%	26	87	+ 234.6%
Percent of Original List Price Received*	92.6%	96.0%	+ 3.7%	96.6%	95.9%	- 0.7%
New Listings	3	8	+ 166.7%	9	18	+ 100.0%

* 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

