

Falmouth

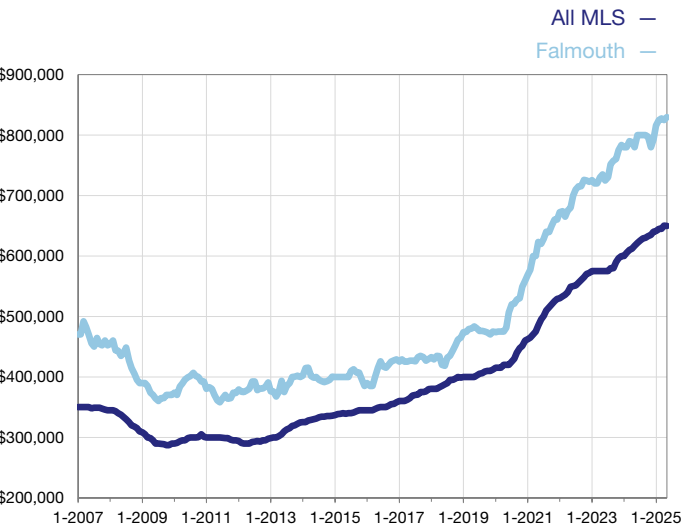
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	37	53	+ 43.2%	159	160	+ 0.6%
Closed Sales	40	37	- 7.5%	155	130	- 16.1%
Median Sales Price*	\$775,500	\$855,500	+ 10.3%	\$763,500	\$840,000	+ 10.0%
Inventory of Homes for Sale	84	95	+ 13.1%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	31	59	+ 90.3%	53	72	+ 35.8%
Percent of Original List Price Received*	100.2%	98.3%	- 1.9%	98.0%	95.6%	- 2.4%
New Listings	51	57	+ 11.8%	222	229	+ 3.2%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	26	24	- 7.7%
Closed Sales	8	3	- 62.5%	23	19	- 17.4%
Median Sales Price*	\$800,000	\$600,000	- 25.0%	\$569,900	\$620,000	+ 8.8%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	13	52	+ 300.0%	27	128	+ 374.1%
Percent of Original List Price Received*	98.3%	95.3%	- 3.1%	97.4%	95.9%	- 1.5%
New Listings	10	12	+ 20.0%	38	42	+ 10.5%

* 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

