

Falmouth

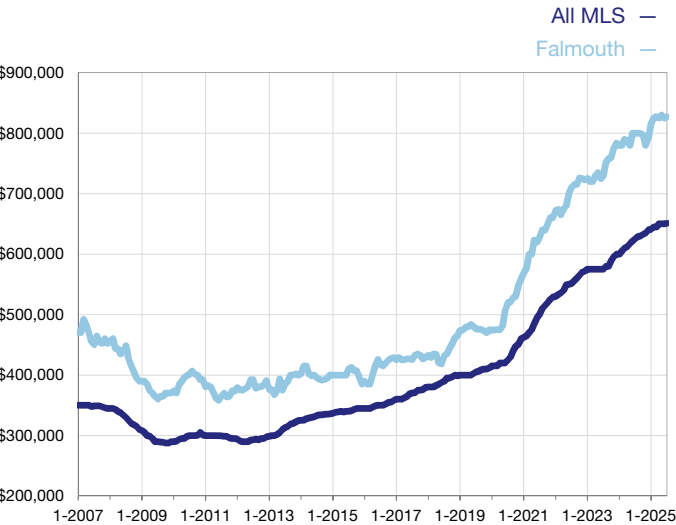
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	42	42	0.0%	233	233	0.0%
Closed Sales	33	42	+ 27.3%	222	208	- 6.3%
Median Sales Price*	\$865,000	\$855,000	- 1.2%	\$782,500	\$852,500	+ 8.9%
Inventory of Homes for Sale	98	103	+ 5.1%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	62	+ 77.1%	47	65	+ 38.3%
Percent of Original List Price Received*	97.3%	92.7%	- 4.7%	98.0%	95.5%	- 2.6%
New Listings	41	49	+ 19.5%	319	327	+ 2.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	43	37	- 14.0%
Closed Sales	2	6	+ 200.0%	38	31	- 18.4%
Median Sales Price*	\$837,000	\$487,500	- 41.8%	\$687,500	\$618,000	- 10.1%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	3.2	5.6	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	79	103	+ 30.4%	32	106	+ 231.3%
Percent of Original List Price Received*	93.5%	85.3%	- 8.8%	97.7%	93.8%	- 4.0%
New Listings	7	5	- 28.6%	59	65	+ 10.2%

* 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

