

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	19	- 20.8%	37	38	+ 2.7%
Closed Sales	11	19	+ 72.7%	34	38	+ 11.8%
Median Sales Price*	\$740,000	\$700,000	- 5.4%	\$842,500	\$877,500	+ 4.2%
Inventory of Homes for Sale	83	47	- 43.4%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	74	83	+ 12.2%	83	67	- 19.3%
Percent of Original List Price Received*	95.3%	94.6%	- 0.7%	92.0%	94.8%	+ 3.0%
New Listings	31	19	- 38.7%	68	43	- 36.8%

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

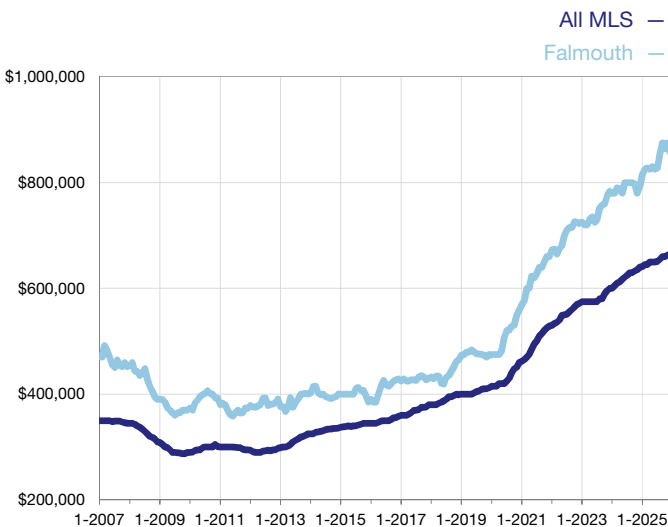
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	4	- 42.9%	9	5	- 44.4%
Closed Sales	2	1	- 50.0%	4	4	0.0%
Median Sales Price*	\$815,000	\$564,000	- 30.8%	\$815,000	\$529,500	- 35.0%
Inventory of Homes for Sale	25	9	- 64.0%	--	--	--
Months Supply of Inventory	3.8	1.6	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	95	291	+ 206.3%	87	173	+ 98.9%
Percent of Original List Price Received*	96.0%	83.6%	- 12.9%	95.9%	80.9%	- 15.6%
New Listings	7	2	- 71.4%	17	10	- 41.2%

* 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

