

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	34	26	- 23.5%	71	63	- 11.3%
Closed Sales	23	26	+ 13.0%	57	64	+ 12.3%
Median Sales Price*	\$855,326	<b>\$895,000</b>	+ 4.6%	\$855,000	<b>\$887,500</b>	+ 3.8%
Inventory of Homes for Sale	89	66	- 25.8%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	80	70	- 12.5%	81	68	- 16.0%
Percent of Original List Price Received*	94.8%	<b>96.0%</b>	+ 1.3%	93.1%	<b>95.3%</b>	+ 2.4%
New Listings	42	42	0.0%	110	84	- 23.6%

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

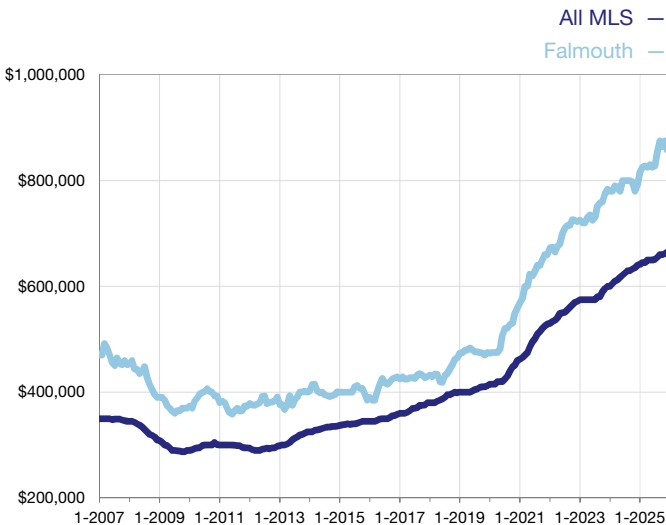
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	13	8	- 38.5%
Closed Sales	9	1	- 88.9%	13	6	- 53.8%
Median Sales Price*	\$620,000	<b>\$640,000</b>	+ 3.2%	\$620,000	<b>\$597,000</b>	- 3.7%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	3.5	1.6	- 54.3%	--	--	--
Cumulative Days on Market Until Sale	110	202	+ 83.6%	103	212	+ 105.8%
Percent of Original List Price Received*	94.6%	<b>97.1%</b>	+ 2.6%	95.0%	<b>86.4%</b>	- 9.1%
New Listings	4	3	- 25.0%	21	13	- 38.1%

\* 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

