

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Falmouth

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	33	45	+ 36.4%	104	104	0.0%
Closed Sales	36	23	- 36.1%	93	87	- 6.5%
Median Sales Price*	\$692,500	<b>\$925,000</b>	+ 33.6%	\$830,000	<b>\$900,000</b>	+ 8.4%
Inventory of Homes for Sale	108	87	- 19.4%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	72	65	- 9.7%	78	68	- 12.8%
Percent of Original List Price Received*	96.6%	94.1%	- 2.6%	94.5%	95.0%	+ 0.5%
New Listings	60	64	+ 6.7%	170	147	- 13.5%

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

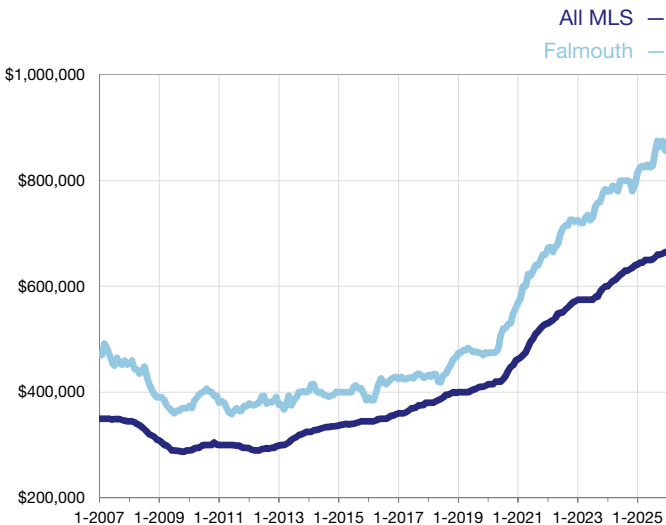
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	6	+ 200.0%	15	13	- 13.3%
Closed Sales	3	4	+ 33.3%	16	10	- 37.5%
Median Sales Price*	\$850,000	<b>\$567,500</b>	- 33.2%	\$647,500	<b>\$567,500</b>	- 12.4%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	4.8	2.2	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	312	29	- 90.7%	142	139	- 2.1%
Percent of Original List Price Received*	100.6%	100.5%	- 0.1%	96.0%	92.0%	- 4.2%
New Listings	9	9	0.0%	30	22	- 26.7%

\* 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

