

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

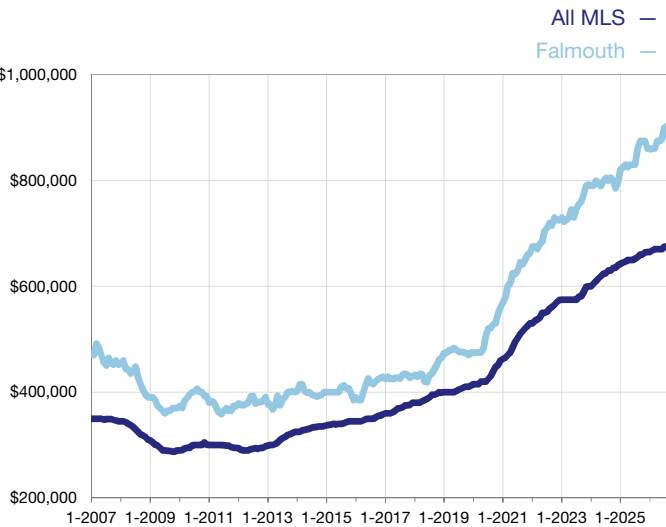
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	38	34	- 10.5%	269	230	- 14.5%
Closed Sales	37	30	- 18.9%	249	223	- 10.4%
Median Sales Price*	\$1,105,000	\$1,137,500	+ 2.9%	\$875,000	\$925,000	+ 5.7%
Inventory of Homes for Sale	120	106	- 11.7%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	61	51	- 16.4%	64	58	- 9.4%
Percent of Original List Price Received*	95.6%	96.1%	+ 0.5%	95.6%	96.5%	+ 0.9%
New Listings	49	42	- 14.3%	379	322	- 15.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	44	38	- 13.6%
Closed Sales	9	5	- 44.4%	40	31	- 22.5%
Median Sales Price*	\$580,000	\$660,000	+ 13.8%	\$600,000	\$612,000	+ 2.0%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	5.6	2.6	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	57	11	- 80.7%	95	62	- 34.7%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.5%	93.9%	95.6%	+ 1.8%
New Listings	7	2	- 71.4%	72	54	- 25.0%

* 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

