

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Falmouth

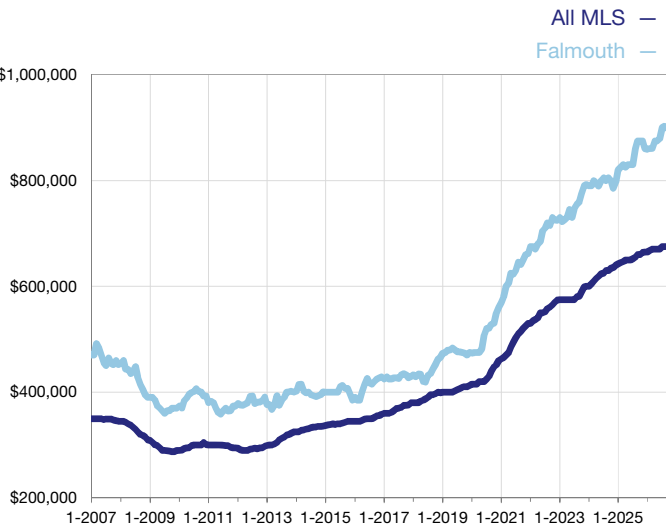
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	37	40	+ 8.1%	306	266	- 13.1%
Closed Sales	41	34	- 17.1%	290	257	- 11.4%
Median Sales Price*	\$992,000	\$1,005,000	+ 1.3%	\$893,550	\$925,000	+ 3.5%
Inventory of Homes for Sale	127	124	- 2.4%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	65	51	- 21.5%	64	57	- 10.9%
Percent of Original List Price Received*	95.6%	94.3%	- 1.4%	95.6%	96.2%	+ 0.6%
New Listings	56	67	+ 19.6%	435	385	- 11.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	54	44	- 18.5%
Closed Sales	6	5	- 16.7%	46	36	- 21.7%
Median Sales Price*	\$712,500	\$2,000,000	+ 180.7%	\$609,000	\$616,000	+ 1.1%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	5.8	3.7	- 36.2%	--	--	--
Cumulative Days on Market Until Sale	170	15	- 91.2%	105	55	- 47.6%
Percent of Original List Price Received*	91.5%	99.0%	+ 8.2%	93.6%	96.1%	+ 2.7%
New Listings	15	15	0.0%	87	69	- 20.7%

* 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

