Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Falmouth

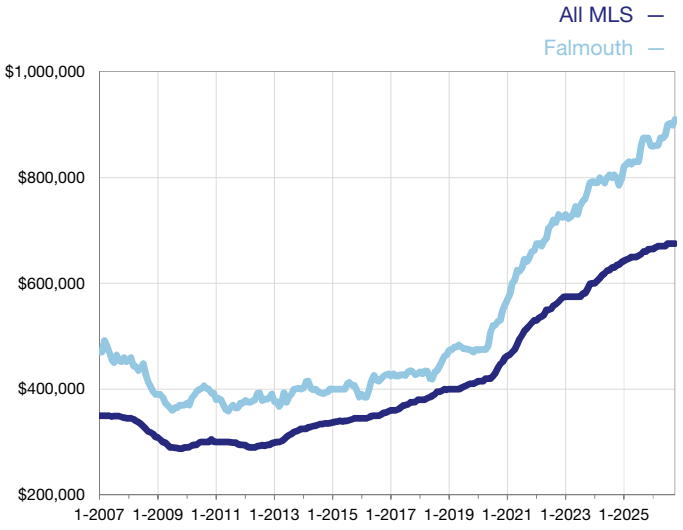
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	45	**36**	- 20.0%	351	**294**	- 16.2%
Closed Sales	38	**31**	- 18.4%	328	**288**	- 12.2%
Median Sales Price*	$800,000	**$1,100,000**	+ 37.5%	$875,000	**$950,000**	+ 8.6%
Inventory of Homes for Sale	120	**125**	+ 4.2%	--	--	--
Months Supply of Inventory	3.5	**4.2**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	59	**53**	- 10.2%	63	**57**	- 9.5%
Percent of Original List Price Received*	95.6%	**96.8%**	+ 1.3%	95.6%	**96.3%**	+ 0.7%
New Listings	51	**42**	- 17.6%	486	**420**	- 13.6%

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

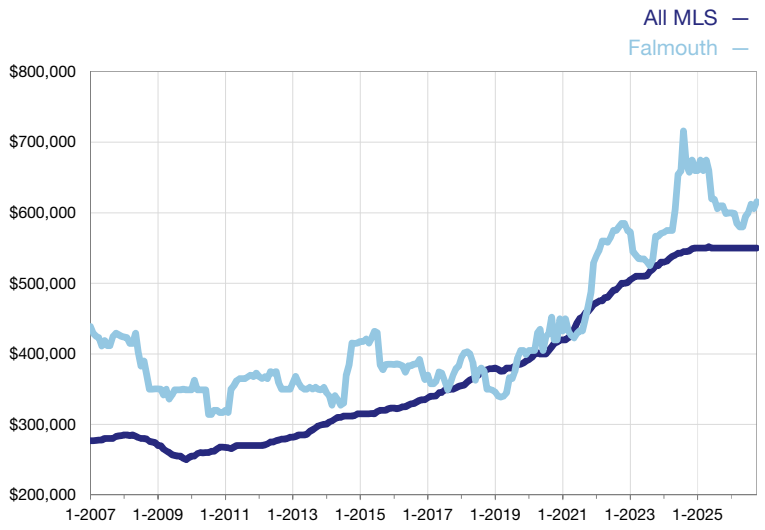
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**8**	- 33.3%	66	**51**	- 22.7%
Closed Sales	8	**10**	+ 25.0%	54	**46**	- 14.8%
Median Sales Price*	$637,500	**$635,000**	- 0.4%	$609,000	**$622,500**	+ 2.2%
Inventory of Homes for Sale	29	**19**	- 34.5%	--	--	--
Months Supply of Inventory	4.6	**3.8**	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	72	**63**	- 12.5%	100	**57**	- 43.0%
Percent of Original List Price Received*	96.1%	**96.4%**	+ 0.3%	94.0%	**96.2%**	+ 2.3%
New Listings	7	**6**	- 14.3%	94	**75**	- 20.2%

* 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



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