# Local Market Update – June 2017

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

# Truro

## Single-Family Properties

| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2016** | **2017** | **+ / –** | **2016** | **2017** | **+ / –** |
| Pending Sales | 5 | **5** | 0.0% | 24 | **29** | + 20.8% |
| Closed Sales | 3 | **7** | + 133.3% | 22 | **24** | + 9.1% |
| Median Sales Price* | $825,000 | **$1,210,000** | + 46.7% | $620,000 | **$835,000** | + 34.7% |
| Inventory of Homes for Sale | 91 | **59** | - 35.2% | -- | -- | -- |
| Months Supply of Inventory | 18.8 | **11.4** | - 39.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 131 | **453** | + 245.8% | 212 | **255** | + 20.3% |
| Percent of Original List Price Received* | 96.0% | **86.1%** | - 10.3% | 91.7% | **90.0%** | - 1.9% |
| New Listings | 13 | **9** | - 30.8% | 75 | **42** | - 44.0% |

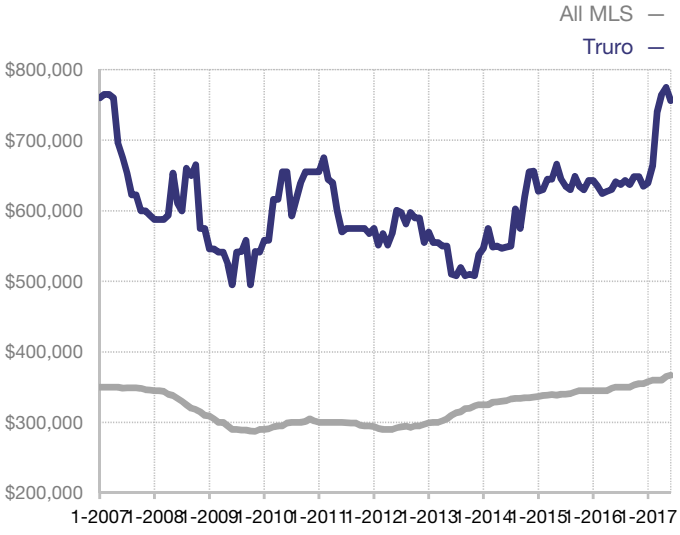
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

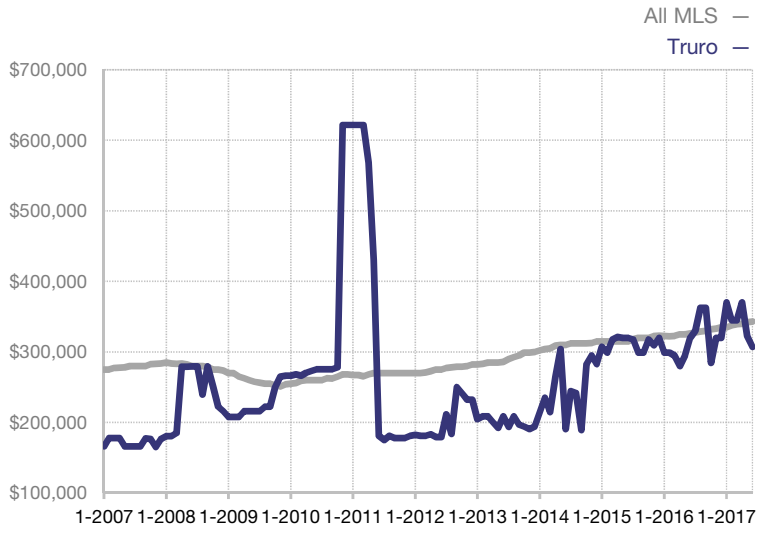
| | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2016** | **2017** | **+ / –** | **2016** | **2017** | **+ / –** |
| Pending Sales | 5 | **1** | - 80.0% | 11 | **11** | 0.0% |
| Closed Sales | 4 | **0** | - 100.0% | 11 | **10** | - 9.1% |
| Median Sales Price* | $359,500 | **$0** | - 100.0% | $320,000 | **$306,500** | - 4.2% |
| Inventory of Homes for Sale | 43 | **31** | - 27.9% | -- | -- | -- |
| Months Supply of Inventory | 16.3 | **11.6** | - 28.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 470 | **0** | - 100.0% | 358 | **302** | - 15.6% |
| Percent of Original List Price Received* | 94.6% | **0.0%** | - 100.0% | 94.3% | **96.0%** | + 1.8% |
| New Listings | 2 | **2** | 0.0% | 25 | **22** | - 12.0% |

* 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




MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.