

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	8	+ 60.0%	23	31	+ 34.8%
Closed Sales	5	8	+ 60.0%	23	25	+ 8.7%
Median Sales Price*	\$645,000	\$887,500	+ 37.6%	\$990,000	\$642,000	- 35.2%
Inventory of Homes for Sale	77	39	- 49.4%	--	--	--
Months Supply of Inventory	17.4	7.8	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	79	222	+ 181.0%	144	212	+ 47.2%
Percent of Original List Price Received*	94.2%	92.0%	- 2.3%	91.0%	87.4%	- 4.0%
New Listings	14	5	- 64.3%	64	41	- 35.9%

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

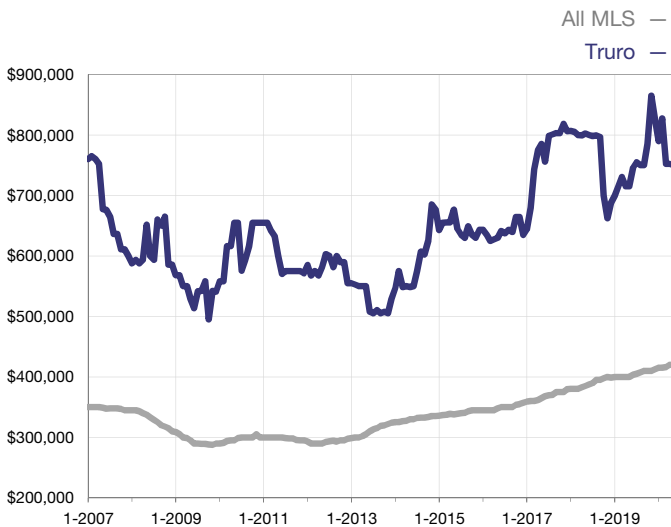
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	7	+ 250.0%	7	10	+ 42.9%
Closed Sales	2	2	0.0%	9	5	- 44.4%
Median Sales Price*	\$343,500	\$180,750	- 47.4%	\$229,500	\$251,500	+ 9.6%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	6.0	2.8	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	164	166	+ 1.2%	199	139	- 30.2%
Percent of Original List Price Received*	94.9%	87.7%	- 7.6%	94.2%	94.3%	+ 0.1%
New Listings	5	4	- 20.0%	8	12	+ 50.0%

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

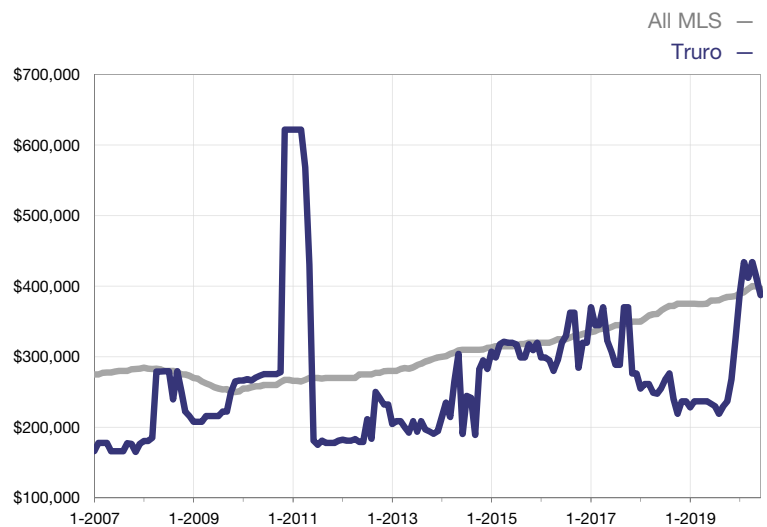
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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