

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	0	3	--
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$5,590,000	\$900,500	- 83.9%	\$5,590,000	\$900,500	- 83.9%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.8	3.8	+ 375.0%	--	--	--
Cumulative Days on Market Until Sale	59	85	+ 44.1%	59	85	+ 44.1%
Percent of Original List Price Received*	94.7%	91.4%	- 3.5%	94.7%	91.4%	- 3.5%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

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

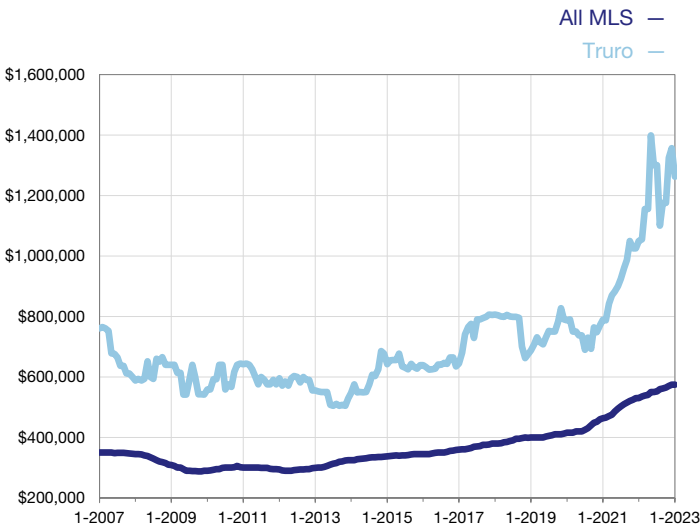
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$415,000	\$450,000	+ 8.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	50	19	- 62.0%	50	19	- 62.0%
Percent of Original List Price Received*	92.4%	90.9%	- 1.6%	92.4%	90.9%	- 1.6%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

