

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	6	+ 20.0%	13	18	+ 38.5%
Closed Sales	7	10	+ 42.9%	11	18	+ 63.6%
Median Sales Price*	\$470,000	\$863,750	+ 83.8%	\$555,000	\$855,750	+ 54.2%
Inventory of Homes for Sale	50	8	- 84.0%	--	--	--
Months Supply of Inventory	10.2	1.1	- 89.2%	--	--	--
Cumulative Days on Market Until Sale	254	93	- 63.4%	224	127	- 43.3%
Percent of Original List Price Received*	85.0%	96.4%	+ 13.4%	85.6%	94.7%	+ 10.6%
New Listings	10	7	- 30.0%	25	14	- 44.0%

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

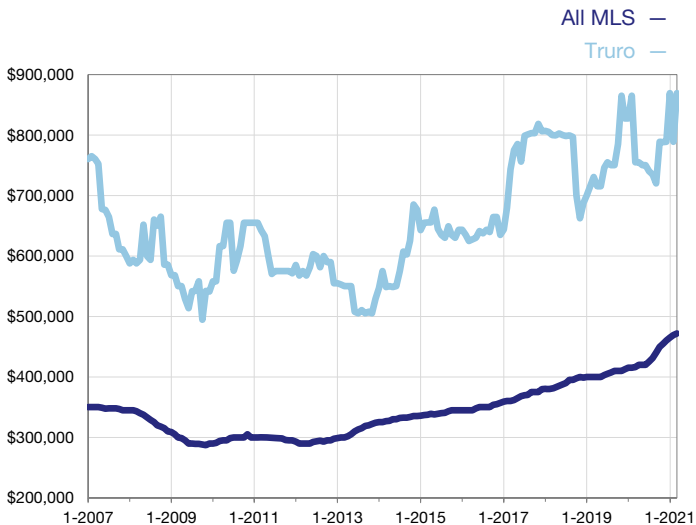
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$170,000	--	\$701,255	\$215,000	- 69.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	0	233	--	96	238	+ 147.9%
Percent of Original List Price Received*	0.0%	91.9%	--	101.8%	94.3%	- 7.4%
New Listings	1	0	- 100.0%	2	1	- 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

