

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	5	+ 66.7%	16	24	+ 50.0%
Closed Sales	3	8	+ 166.7%	14	26	+ 85.7%
Median Sales Price*	\$486,000	\$1,187,500	+ 144.3%	\$537,000	\$877,000	+ 63.3%
Inventory of Homes for Sale	48	3	- 93.8%	--	--	--
Months Supply of Inventory	10.1	0.4	- 96.0%	--	--	--
Cumulative Days on Market Until Sale	205	201	- 2.0%	220	149	- 32.3%
Percent of Original List Price Received*	75.1%	99.0%	+ 31.8%	83.3%	96.0%	+ 15.2%
New Listings	3	1	- 66.7%	28	15	- 46.4%

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

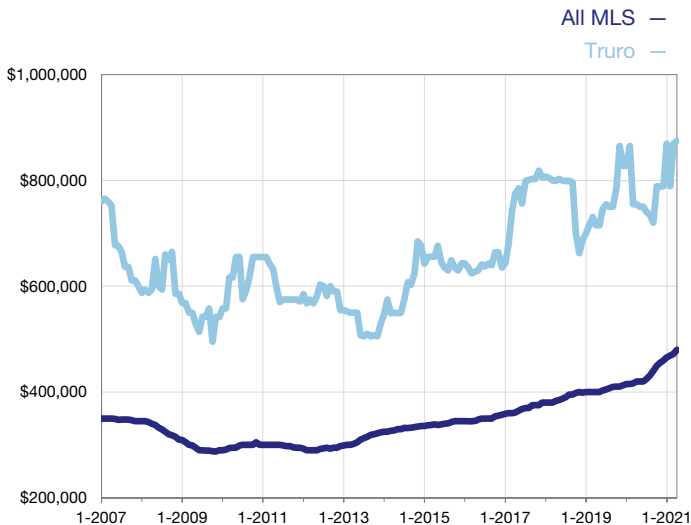
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$540,000	--	\$701,255	\$260,000	- 62.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.8	2.7	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	0	72	--	96	183	+ 90.6%
Percent of Original List Price Received*	0.0%	100.8%	--	101.8%	96.4%	- 5.3%
New Listings	3	4	+ 33.3%	5	5	0.0%

* 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

