

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	5	- 28.6%	23	29	+ 26.1%
Closed Sales	2	6	+ 200.0%	16	32	+ 100.0%
Median Sales Price*	\$583,500	\$925,000	+ 58.5%	\$540,000	\$905,000	+ 67.6%
Inventory of Homes for Sale	45	9	- 80.0%	--	--	--
Months Supply of Inventory	9.6	1.1	- 88.5%	--	--	--
Cumulative Days on Market Until Sale	198	87	- 56.1%	217	137	- 36.9%
Percent of Original List Price Received*	93.7%	98.5%	+ 5.1%	84.6%	96.5%	+ 14.1%
New Listings	7	11	+ 57.1%	35	26	- 25.7%

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

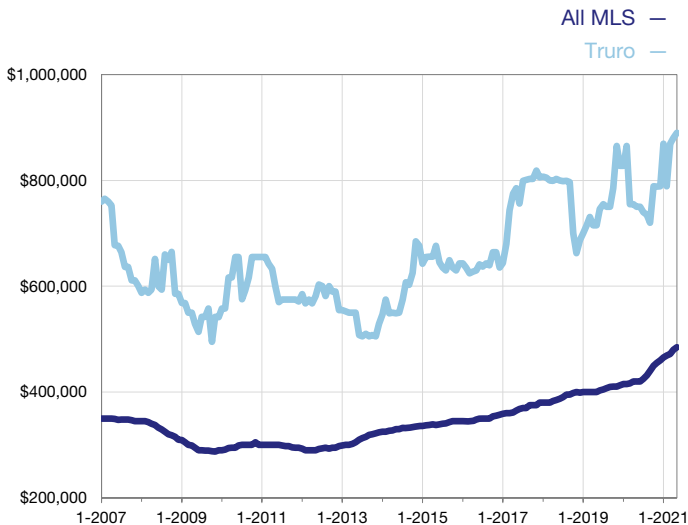
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	4	+ 300.0%
Closed Sales	0	3	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$261,500	--	\$701,255	\$260,750	- 62.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	5.0	1.8	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	0	141	--	96	162	+ 68.8%
Percent of Original List Price Received*	0.0%	97.8%	--	101.8%	97.1%	- 4.6%
New Listings	1	1	0.0%	6	5	- 16.7%

* 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

