

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	5	- 16.7%	29	34	+ 17.2%
Closed Sales	8	4	- 50.0%	24	36	+ 50.0%
Median Sales Price*	\$887,500	\$1,880,000	+ 111.8%	\$651,000	\$942,500	+ 44.8%
Inventory of Homes for Sale	43	11	- 74.4%	--	--	--
Months Supply of Inventory	8.7	1.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	222	118	- 46.8%	219	135	- 38.4%
Percent of Original List Price Received*	92.0%	92.9%	+ 1.0%	87.1%	96.1%	+ 10.3%
New Listings	8	7	- 12.5%	43	33	- 23.3%

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

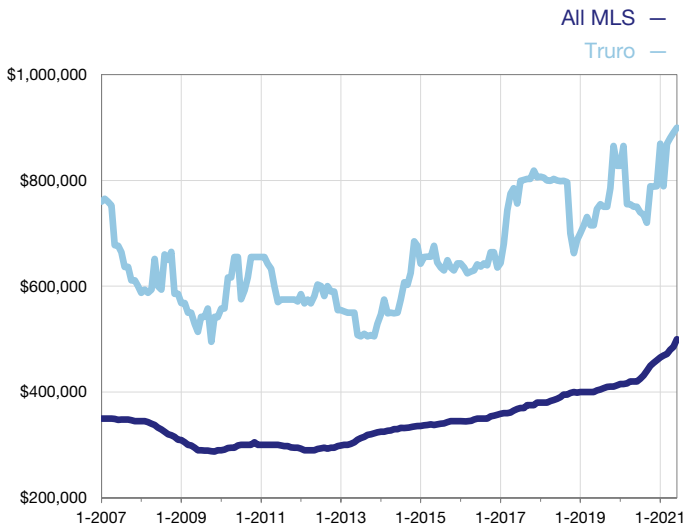
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	3	- 50.0%	7	9	+ 28.6%
Closed Sales	2	1	- 50.0%	3	8	+ 166.7%
Median Sales Price*	\$180,750	\$214,888	+ 18.9%	\$251,500	\$240,000	- 4.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--
Cumulative Days on Market Until Sale	166	54	- 67.5%	142	129	- 9.2%
Percent of Original List Price Received*	87.7%	91.5%	+ 4.3%	92.4%	97.6%	+ 5.6%
New Listings	5	3	- 40.0%	11	9	- 18.2%

* 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

