

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	5	+ 400.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$1,050,000	--	\$5,590,000	\$1,000,000	- 82.1%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.1	3.7	+ 236.4%	--	--	--
Cumulative Days on Market Until Sale	0	98	--	59	89	+ 50.8%
Percent of Original List Price Received*	0.0%	77.8%	--	94.7%	86.9%	- 8.2%
New Listings	2	2	0.0%	3	6	+ 100.0%

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

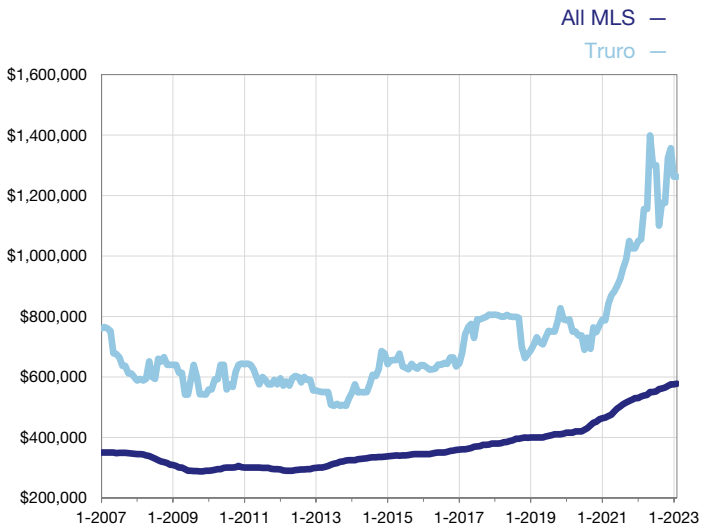
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$262,000	\$0	- 100.0%	\$338,500	\$450,000	+ 32.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	81	0	- 100.0%	66	19	- 71.2%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	95.5%	90.9%	- 4.8%
New Listings	0	1	--	1	1	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

