

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	5	6	+ 20.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$830,000	--	\$5,590,000	\$915,000	- 83.6%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	0.8	4.7	+ 487.5%	--	--	--
Cumulative Days on Market Until Sale	0	80	--	59	87	+ 47.5%
Percent of Original List Price Received*	0.0%	92.7%	--	94.7%	88.3%	- 6.8%
New Listings	3	5	+ 66.7%	6	11	+ 83.3%

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

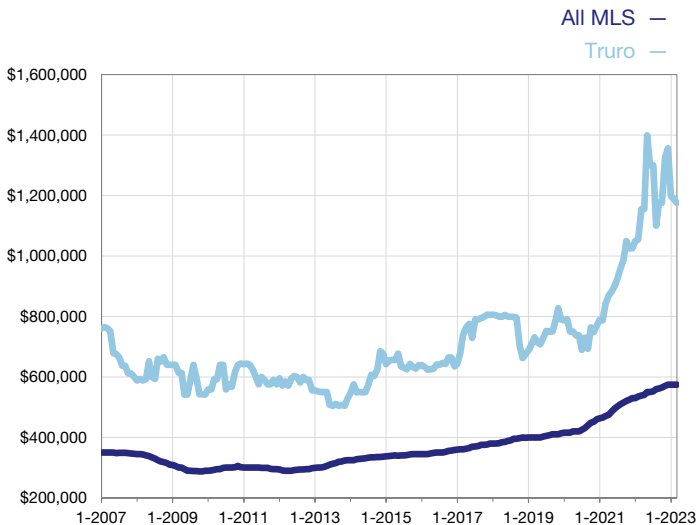
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$255,000	\$399,000	+ 56.5%	\$262,000	\$399,000	+ 52.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	101	15	- 85.1%	77	11	- 85.7%
Percent of Original List Price Received*	94.8%	100.0%	+ 5.5%	95.2%	96.1%	+ 0.9%
New Listings	0	2	--	1	3	+ 200.0%

* 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

