

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	7	8	+ 14.3%
Closed Sales	2	3	+ 50.0%	3	7	+ 133.3%
Median Sales Price*	\$1,670,000	\$2,200,000	+ 31.7%	\$2,500,000	\$1,050,000	- 58.0%
Inventory of Homes for Sale	2	13	+ 550.0%	--	--	--
Months Supply of Inventory	0.5	4.7	+ 840.0%	--	--	--
Cumulative Days on Market Until Sale	14	137	+ 878.6%	29	108	+ 272.4%
Percent of Original List Price Received*	113.0%	89.4%	- 20.9%	106.9%	88.8%	- 16.9%
New Listings	2	1	- 50.0%	8	12	+ 50.0%

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

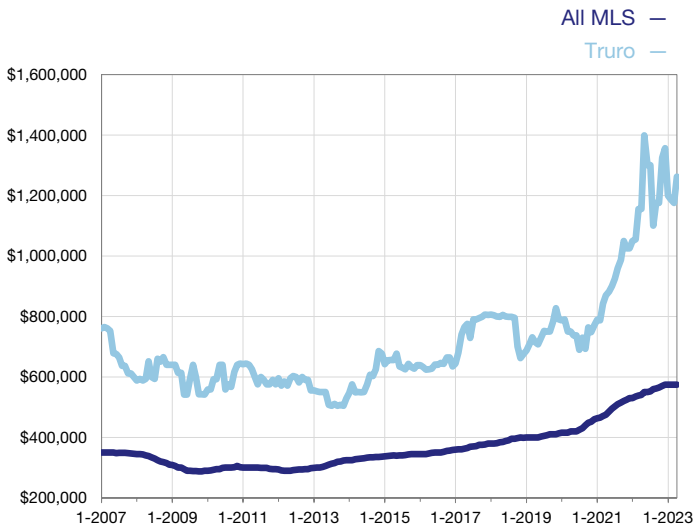
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	1	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$557,500	--	\$262,000	\$424,500	+ 62.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.5	+ 525.0%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	77	11	- 85.7%
Percent of Original List Price Received*	0.0%	96.3%	--	95.2%	96.1%	+ 0.9%
New Listings	1	2	+ 100.0%	2	6	+ 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

