

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	10	12	+ 20.0%
Closed Sales	3	2	- 33.3%	7	9	+ 28.6%
Median Sales Price*	\$1,887,750	\$870,000	- 53.9%	\$2,444,000	\$1,000,000	- 59.1%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	4.8	+ 336.4%	--	--	--
Cumulative Days on Market Until Sale	126	14	- 88.9%	103	69	- 33.0%
Percent of Original List Price Received*	83.2%	101.1%	+ 21.5%	93.4%	91.5%	- 2.0%
New Listings	4	6	+ 50.0%	12	17	+ 41.7%

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

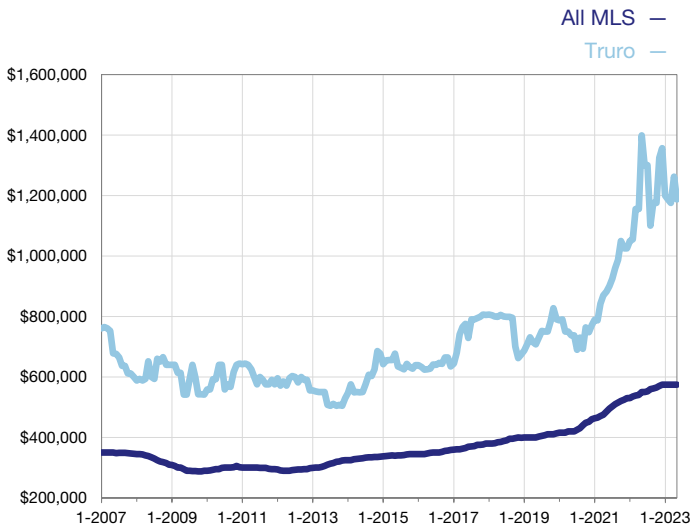
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	2	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$413,500	\$0	- 100.0%	\$400,000	\$424,500	+ 6.1%
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	39	0	- 100.0%	62	11	- 82.3%
Percent of Original List Price Received*	108.9%	0.0%	- 100.0%	100.7%	96.1%	- 4.6%
New Listings	2	3	+ 50.0%	4	9	+ 125.0%

* 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

