

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Truro

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	11	16	+ 45.5%
Closed Sales	5	4	- 20.0%	12	13	+ 8.3%
Median Sales Price*	\$1,100,000	<b>\$1,467,500</b>	+ 33.4%	\$1,387,500	<b>\$1,000,000</b>	- 27.9%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	2.1	4.1	+ 95.2%	--	--	--
Cumulative Days on Market Until Sale	18	90	+ 400.0%	65	75	+ 15.4%
Percent of Original List Price Received*	104.9%	85.3%	- 18.7%	98.6%	89.6%	- 9.1%
New Listings	4	5	+ 25.0%	16	21	+ 31.3%

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

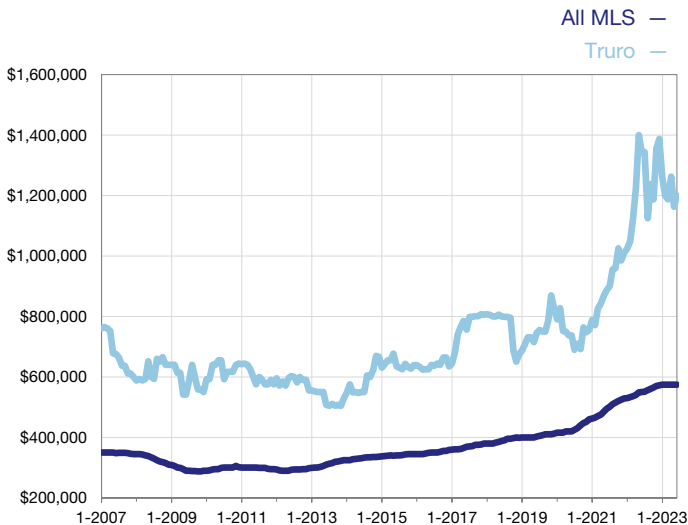
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	7	+ 75.0%
Closed Sales	1	3	+ 200.0%	6	7	+ 16.7%
Median Sales Price*	\$436,000	<b>\$385,000</b>	- 11.7%	\$407,500	<b>\$399,000</b>	- 2.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	55	13	- 76.4%
Percent of Original List Price Received*	106.6%	98.3%	- 7.8%	101.7%	97.0%	- 4.6%
New Listings	2	2	0.0%	6	11	+ 83.3%

\* 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

