

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	12	20	+ 66.7%
Closed Sales	1	2	+ 100.0%	13	15	+ 15.4%
Median Sales Price*	\$1,587,000	\$1,675,000	+ 5.5%	\$1,487,250	\$1,050,000	- 29.4%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--
Cumulative Days on Market Until Sale	2	158	+ 7,800.0%	59	86	+ 45.8%
Percent of Original List Price Received*	113.4%	89.5%	- 21.1%	99.9%	89.6%	- 10.3%
New Listings	6	5	- 16.7%	22	26	+ 18.2%

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

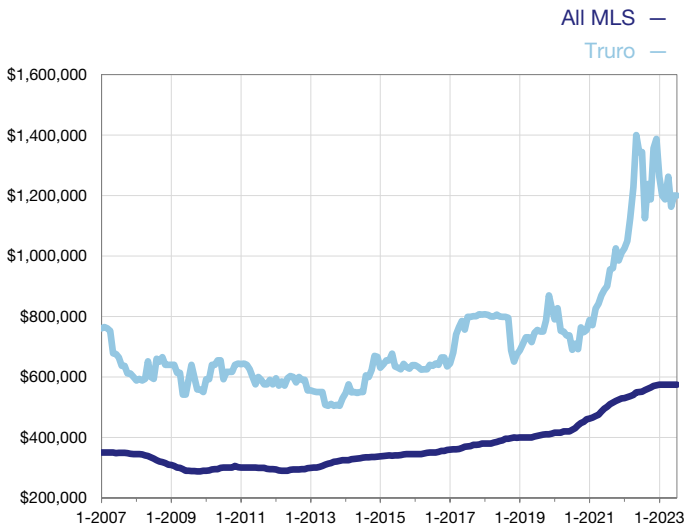
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	4	11	+ 175.0%
Closed Sales	0	1	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$630,000	--	\$407,500	\$424,500	+ 4.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	55	12	- 78.2%
Percent of Original List Price Received*	0.0%	105.2%	--	101.7%	98.1%	- 3.5%
New Listings	0	1	--	6	12	+ 100.0%

* 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

