

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	19	28	+ 47.4%
Closed Sales	0	1	--	13	16	+ 23.1%
Median Sales Price*	\$0	\$775,000	--	\$1,487,250	\$1,025,000	- 31.1%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	5.0	3.7	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	0	119	--	59	89	+ 50.8%
Percent of Original List Price Received*	0.0%	86.2%	--	99.9%	89.4%	- 10.5%
New Listings	11	8	- 27.3%	33	34	+ 3.0%

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

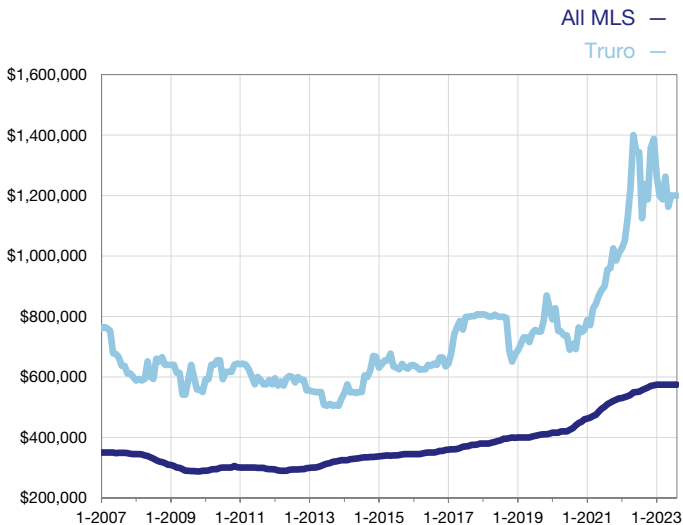
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	13	+ 160.0%
Closed Sales	0	3	--	6	11	+ 83.3%
Median Sales Price*	\$0	\$418,000	--	\$407,500	\$418,000	+ 2.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	55	19	- 65.5%
Percent of Original List Price Received*	0.0%	98.2%	--	101.7%	98.1%	- 3.5%
New Listings	3	3	0.0%	9	15	+ 66.7%

* 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

