

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	27	33	+ 22.2%
Closed Sales	5	5	0.0%	18	21	+ 16.7%
Median Sales Price*	\$1,635,000	\$875,000	- 46.5%	\$1,587,000	\$1,000,000	- 37.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	4.0	3.4	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	51	74	+ 45.1%
Percent of Original List Price Received*	93.4%	99.9%	+ 7.0%	98.0%	91.9%	- 6.2%
New Listings	7	4	- 42.9%	40	38	- 5.0%

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

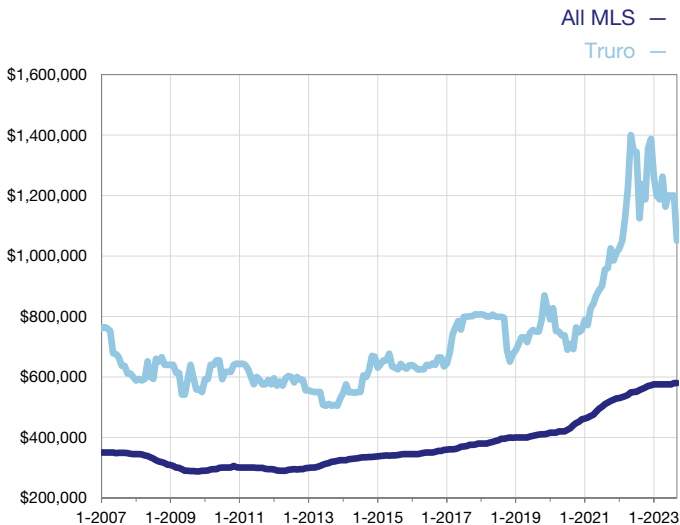
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	7	15	+ 114.3%
Closed Sales	1	2	+ 100.0%	7	13	+ 85.7%
Median Sales Price*	\$225,000	\$755,000	+ 235.6%	\$400,000	\$418,000	+ 4.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	3	- 66.7%	48	17	- 64.6%
Percent of Original List Price Received*	95.7%	102.7%	+ 7.3%	100.9%	98.8%	- 2.1%
New Listings	1	3	+ 200.0%	10	18	+ 80.0%

* 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

