

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	30	36	+ 20.0%
Closed Sales	4	10	+ 150.0%	22	31	+ 40.9%
Median Sales Price*	\$1,262,500	\$1,235,000	- 2.2%	\$1,387,500	\$1,050,000	- 24.3%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	4.5	4.0	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	36	56	+ 55.6%	49	68	+ 38.8%
Percent of Original List Price Received*	102.2%	92.8%	- 9.2%	98.8%	92.2%	- 6.7%
New Listings	4	5	+ 25.0%	44	44	0.0%

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

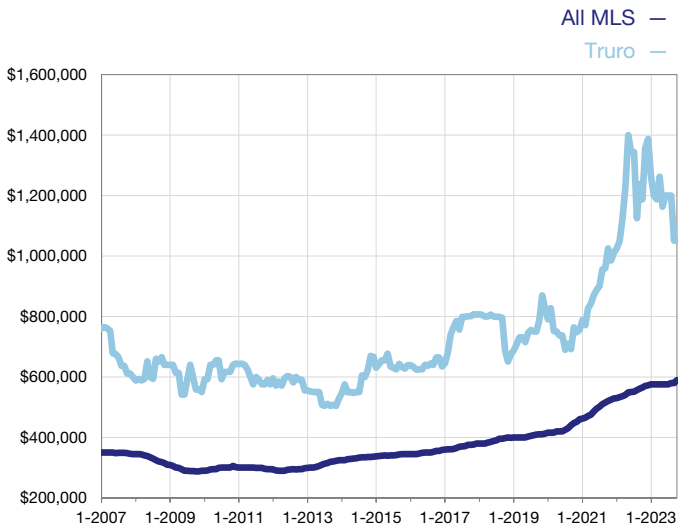
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	11	16	+ 45.5%
Closed Sales	1	4	+ 300.0%	8	17	+ 112.5%
Median Sales Price*	\$578,000	\$437,500	- 24.3%	\$407,500	\$425,000	+ 4.3%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.6	4.1	+ 583.3%	--	--	--
Cumulative Days on Market Until Sale	110	76	- 30.9%	56	31	- 44.6%
Percent of Original List Price Received*	96.5%	95.5%	- 1.0%	100.3%	98.0%	- 2.3%
New Listings	3	4	+ 33.3%	13	22	+ 69.2%

* 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

