

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

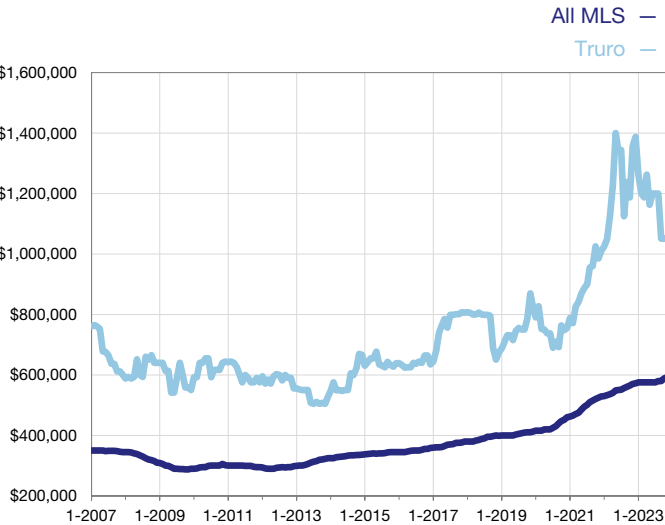
Single-Family Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	32	39	+ 21.9%
Closed Sales	5	2	- 60.0%	27	34	+ 25.9%
Median Sales Price*	\$1,465,000	\$1,750,000	+ 19.5%	\$1,426,250	\$1,112,500	- 22.0%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	5.7	3.9	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	7	12	+ 71.4%	41	63	+ 53.7%
Percent of Original List Price Received*	101.3%	96.2%	- 5.0%	99.3%	92.6%	- 6.7%
New Listings	6	4	- 33.3%	50	48	- 4.0%

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

Condominium Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	0	--	11	16	+ 45.5%
Closed Sales	2	0	- 100.0%	10	17	+ 70.0%
Median Sales Price*	\$295,000	\$0	- 100.0%	\$347,500	\$425,000	+ 22.3%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.6	3.5	+ 483.3%	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	51	31	- 39.2%
Percent of Original List Price Received*	87.2%	0.0%	- 100.0%	97.7%	98.0%	+ 0.3%
New Listings	0	1	--	13	23	+ 76.9%

* 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

