

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	33	41	+ 24.2%
Closed Sales	5	4	- 20.0%	32	38	+ 18.8%
Median Sales Price*	\$1,050,000	\$1,162,500	+ 10.7%	\$1,387,500	\$1,137,500	- 18.0%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	4.3	2.6	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 26.3%	40	61	+ 52.5%
Percent of Original List Price Received*	93.1%	80.6%	- 13.4%	98.3%	91.4%	- 7.0%
New Listings	0	1	--	50	49	- 2.0%

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

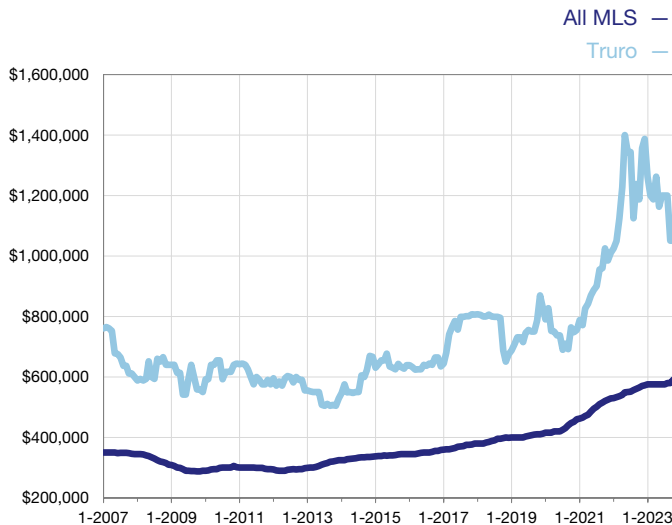
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	12	18	+ 50.0%
Closed Sales	2	1	- 50.0%	12	18	+ 50.0%
Median Sales Price*	\$715,750	\$525,000	- 26.7%	\$407,500	\$437,500	+ 7.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	4	2	- 50.0%	43	29	- 32.6%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	97.9%	98.1%	+ 0.2%
New Listings	2	0	- 100.0%	15	23	+ 53.3%

* 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

