

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Truro

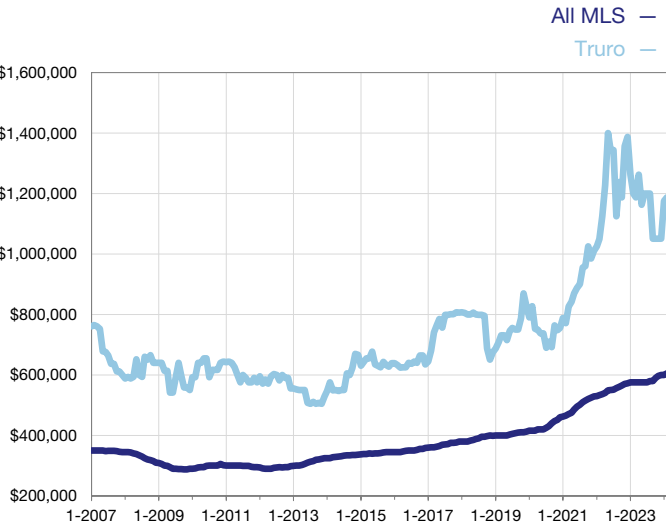
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	2	0.0%	4	3	- 25.0%
Closed Sales				1	1	0.0%	3	3	0.0%
Median Sales Price*				\$1,050,000	\$655,000	- 37.6%	\$1,000,000	\$995,000	- 0.5%
Inventory of Homes for Sale				13	13	0.0%	--	--	--
Months Supply of Inventory				4.3	4.0	- 7.0%	--	--	--
Cumulative Days on Market Until Sale				98	41	- 58.2%	89	30	- 66.3%
Percent of Original List Price Received*				77.8%	109.3%	+ 40.5%	86.9%	102.7%	+ 18.2%
New Listings				2	6	+ 200.0%	6	8	+ 33.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	1	0.0%	1	4	+ 300.0%
Closed Sales				1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*				\$277,500	\$645,000	+ 132.4%	\$363,750	\$537,500	+ 47.8%
Inventory of Homes for Sale				2	4	+ 100.0%	--	--	--
Months Supply of Inventory				1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale				0	3	--	10	34	+ 240.0%
Percent of Original List Price Received*				97.4%	104.4%	+ 7.2%	94.1%	100.3%	+ 6.6%
New Listings				1	1	0.0%	1	4	+ 300.0%

\* 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

