

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Truro

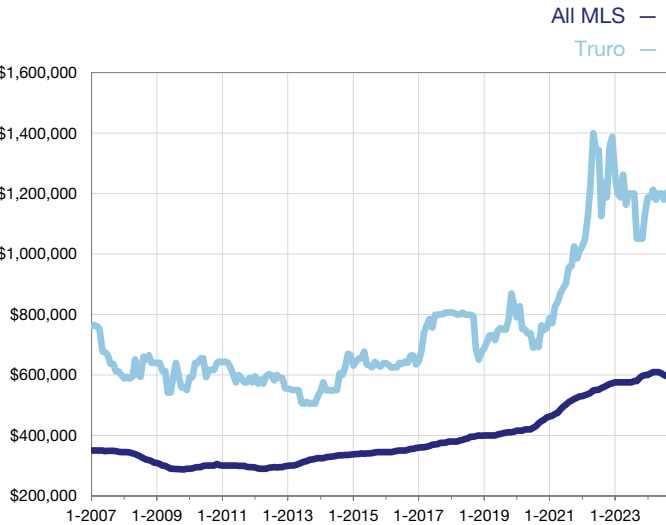
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	28	24	- 14.3%
Closed Sales	1	3	+ 200.0%	16	22	+ 37.5%
Median Sales Price*	\$775,000	\$1,225,000	+ 58.1%	\$1,025,000	\$1,202,500	+ 17.3%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	4.0	8.7	+ 117.5%	--	--	--
Cumulative Days on Market Until Sale	119	134	+ 12.6%	89	82	- 7.9%
Percent of Original List Price Received*	86.2%	87.0%	+ 0.9%	89.4%	93.8%	+ 4.9%
New Listings	9	7	- 22.2%	35	48	+ 37.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	13	15	+ 15.4%
Closed Sales	3	2	- 33.3%	11	15	+ 36.4%
Median Sales Price*	\$418,000	\$553,500	+ 32.4%	\$418,000	\$482,500	+ 15.4%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.5	4.5	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	40	12	- 70.0%	20	55	+ 175.0%
Percent of Original List Price Received*	98.2%	93.9%	- 4.4%	98.1%	99.6%	+ 1.5%
New Listings	3	5	+ 66.7%	15	22	+ 46.7%

\* 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

