

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

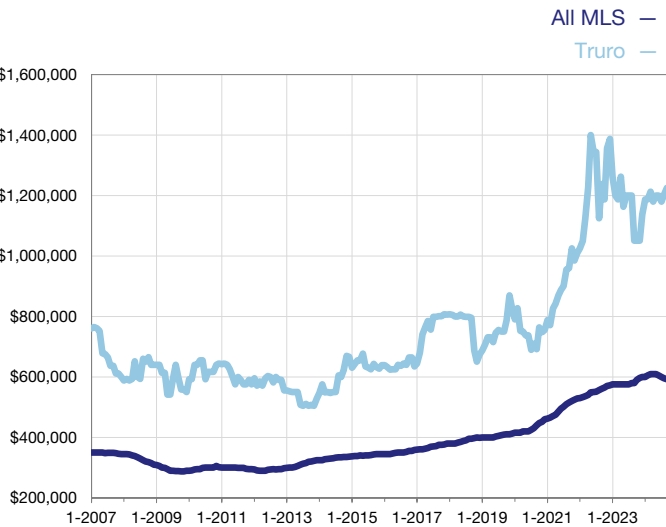
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	33	32	- 3.0%
Closed Sales	5	1	- 80.0%	21	23	+ 9.5%
Median Sales Price*	\$875,000	\$3,990,000	+ 356.0%	\$1,000,000	\$1,225,000	+ 22.5%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	4.9	5.8	+ 18.4%	--	--	--
Cumulative Days on Market Until Sale	27	47	+ 74.1%	74	80	+ 8.1%
Percent of Original List Price Received*	99.9%	95.0%	- 4.9%	91.9%	93.9%	+ 2.2%
New Listings	4	3	- 25.0%	39	51	+ 30.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	15	16	+ 6.7%
Closed Sales	2	1	- 50.0%	13	16	+ 23.1%
Median Sales Price*	\$755,000	\$755,000	0.0%	\$418,000	\$516,250	+ 23.5%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	2.0	6.3	+ 215.0%	--	--	--
Cumulative Days on Market Until Sale	3	6	+ 100.0%	17	52	+ 205.9%
Percent of Original List Price Received*	102.7%	100.8%	- 1.9%	98.8%	99.6%	+ 0.8%
New Listings	3	5	+ 66.7%	18	27	+ 50.0%

* 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

