

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

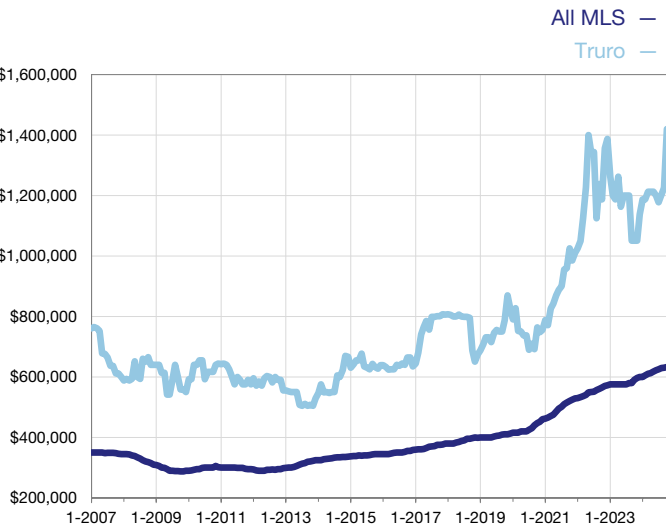
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	8	+ 166.7%	36	39	+ 8.3%
Closed Sales				11	8	- 27.3%	32	31	- 3.1%
Median Sales Price*				\$1,175,000	\$1,731,250	+ 47.3%	\$1,025,000	\$1,420,000	+ 38.5%
Inventory of Homes for Sale				18	19	+ 5.6%	--	--	--
Months Supply of Inventory				5.5	5.3	- 3.6%	--	--	--
Cumulative Days on Market Until Sale				51	184	+ 260.8%	66	107	+ 62.1%
Percent of Original List Price Received*				93.4%	87.8%	- 6.0%	92.4%	92.3%	- 0.1%
New Listings				5	10	+ 100.0%	44	61	+ 38.6%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	16	18	+ 12.5%
Closed Sales				4	2	- 50.0%	17	18	+ 5.9%
Median Sales Price*				\$437,500	\$630,000	+ 44.0%	\$425,000	\$516,250	+ 21.5%
Inventory of Homes for Sale				7	16	+ 128.6%	--	--	--
Months Supply of Inventory				4.1	8.0	+ 95.1%	--	--	--
Cumulative Days on Market Until Sale				76	18	- 76.3%	31	48	+ 54.8%
Percent of Original List Price Received*				95.5%	94.9%	- 0.6%	98.0%	99.1%	+ 1.1%
New Listings				4	7	+ 75.0%	22	35	+ 59.1%

* 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

