

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

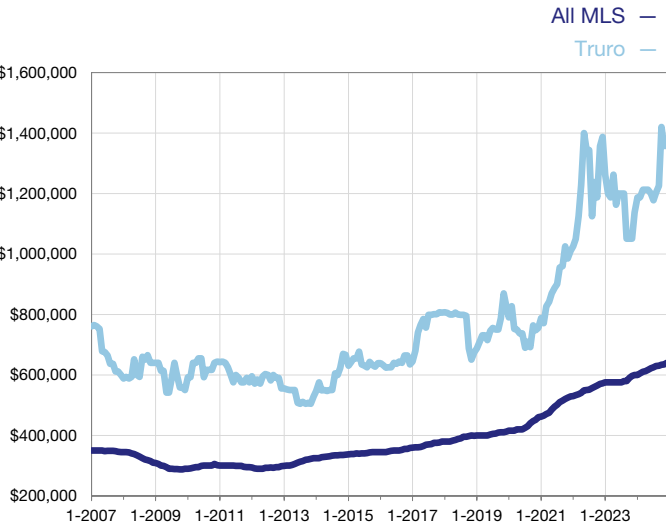
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	40	42	+ 5.0%
Closed Sales	4	2	- 50.0%	38	38	0.0%
Median Sales Price*	\$1,162,500	\$859,500	- 26.1%	\$1,137,500	\$1,357,500	+ 19.3%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	4.2	2.9	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	48	36	- 25.0%	61	92	+ 50.8%
Percent of Original List Price Received*	80.6%	97.7%	+ 21.2%	91.4%	93.1%	+ 1.9%
New Listings	1	0	- 100.0%	49	63	+ 28.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	18	18	0.0%
Closed Sales	1	2	+ 100.0%	18	20	+ 11.1%
Median Sales Price*	\$525,000	\$574,500	+ 9.4%	\$437,500	\$524,500	+ 19.9%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.8	4.5	+ 60.7%	--	--	--
Cumulative Days on Market Until Sale	2	21	+ 950.0%	29	45	+ 55.2%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	98.1%	99.0%	+ 0.9%
New Listings	0	0	--	23	37	+ 60.9%

* 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

