

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	12	9	- 25.0%
Closed Sales	2	4	+ 100.0%	13	11	- 15.4%
Median Sales Price*	\$1,300,000	\$1,750,000	+ 34.6%	\$1,200,000	\$1,010,000	- 15.8%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	6.5	6.1	- 6.2%	--	--	--
Cumulative Days on Market Until Sale	7	268	+ 3,728.6%	53	159	+ 200.0%
Percent of Original List Price Received*	96.3%	78.4%	- 18.6%	95.6%	87.1%	- 8.9%
New Listings	8	9	+ 12.5%	26	16	- 38.5%

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

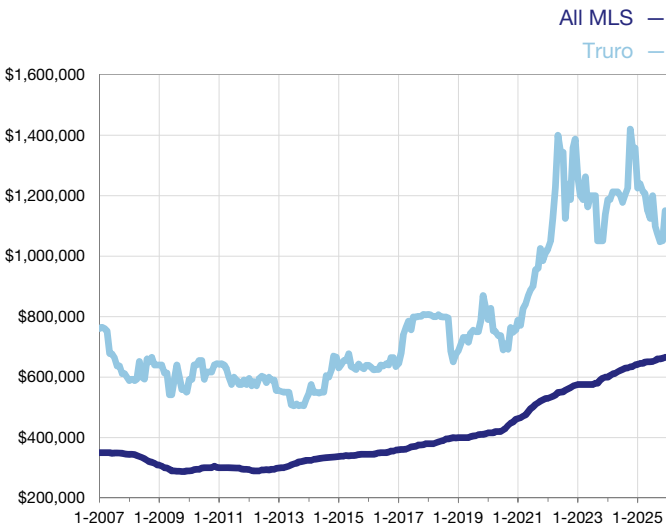
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	4	+ 300.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Median Sales Price*	\$740,000	\$390,000	- 47.3%	\$522,500	\$494,000	- 5.5%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	16.7	5.7	- 65.9%	--	--	--
Cumulative Days on Market Until Sale	130	251	+ 93.1%	124	161	+ 29.8%
Percent of Original List Price Received*	98.7%	84.8%	- 14.1%	96.3%	88.9%	- 7.7%
New Listings	8	6	- 25.0%	17	7	- 58.8%

* 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

