

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Truro

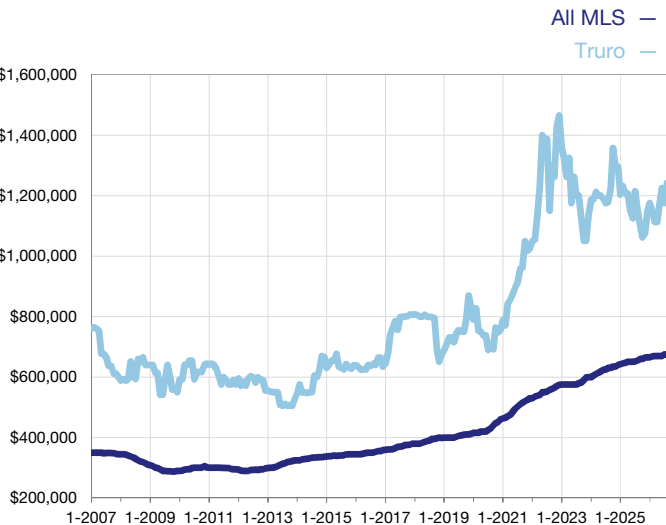
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	25	34	+ 36.0%
Closed Sales	3	7	+ 133.3%	29	29	0.0%
Median Sales Price*	\$275,000	\$2,125,000	+ 672.7%	\$1,050,000	\$1,200,000	+ 14.3%
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	9.2	5.4	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	84	93	+ 10.7%
Percent of Original List Price Received*	88.5%	93.2%	+ 5.3%	91.7%	91.4%	- 0.3%
New Listings	6	6	0.0%	52	50	- 3.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	11	19	+ 72.7%
Closed Sales	1	1	0.0%	8	12	+ 50.0%
Median Sales Price*	\$637,000	\$480,000	- 24.6%	\$467,000	\$388,000	- 16.9%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	12.9	4.2	- 67.4%	--	--	--
Cumulative Days on Market Until Sale	111	239	+ 115.3%	73	129	+ 76.7%
Percent of Original List Price Received*	86.2%	90.7%	+ 5.2%	93.7%	88.9%	- 5.1%
New Listings	3	5	+ 66.7%	27	21	- 22.2%

* 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

