Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Truro

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	37	**41**	+ 10.8%
Closed Sales	5	**4**	- 20.0%	37	**39**	+ 5.4%
Median Sales Price*	$1,150,000	**$1,622,000**	+ 41.0%	$1,050,000	**$1,200,000**	+ 14.3%
Inventory of Homes for Sale	35	**31**	- 11.4%	--	--	--
Months Supply of Inventory	9.6	**7.8**	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	59	**204**	+ 245.8%	104	**100**	- 3.8%
Percent of Original List Price Received*	93.4%	**80.3%**	- 14.0%	92.2%	**90.1%**	- 2.3%
New Listings	5	**7**	+ 40.0%	69	**64**	- 7.2%

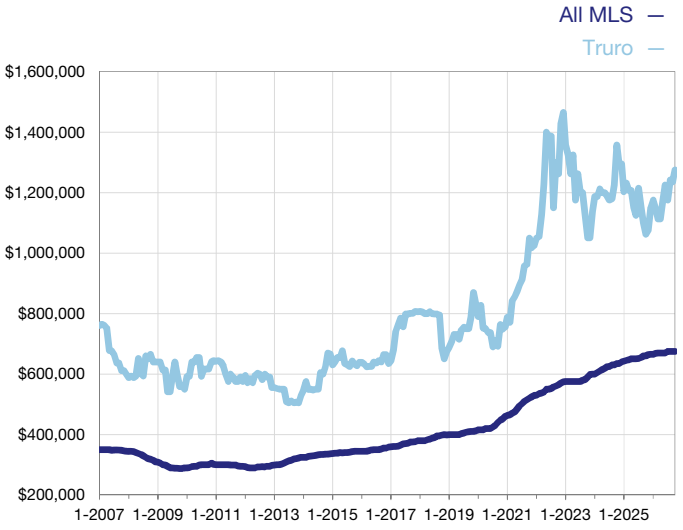
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

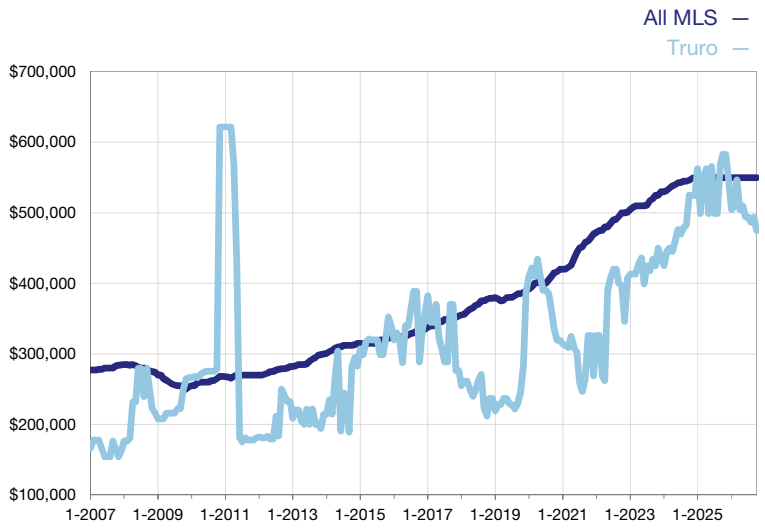
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	17	**19**	+ 11.8%
Closed Sales	3	**1**	- 66.7%	13	**19**	+ 46.2%
Median Sales Price*	$583,000	**$462,000**	- 20.8%	$583,000	**$480,000**	- 17.7%
Inventory of Homes for Sale	18	**16**	- 11.1%	--	--	--
Months Supply of Inventory	9.5	**8.0**	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	66	**21**	- 68.2%	76	**91**	+ 19.7%
Percent of Original List Price Received*	91.7%	**99.4%**	+ 8.4%	93.6%	**90.5%**	- 3.3%
New Listings	3	**4**	+ 33.3%	34	**27**	- 20.6%

* 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



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