

Local Market Update – February 2022

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Truro

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	1	- 87.5%	11	1	- 90.9%
Closed Sales	5	0	- 100.0%	8	2	- 75.0%
Median Sales Price*	\$722,000	\$0	- 100.0%	\$839,500	\$3,070,450	+ 265.7%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	256	0	- 100.0%	168	37	- 78.0%
Percent of Original List Price Received*	89.9%	0.05	- 94.4%	92.5%	106.1%	+ 14.7%
New Listings	3	2	- 33.3%	7	3	- 57.1%

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

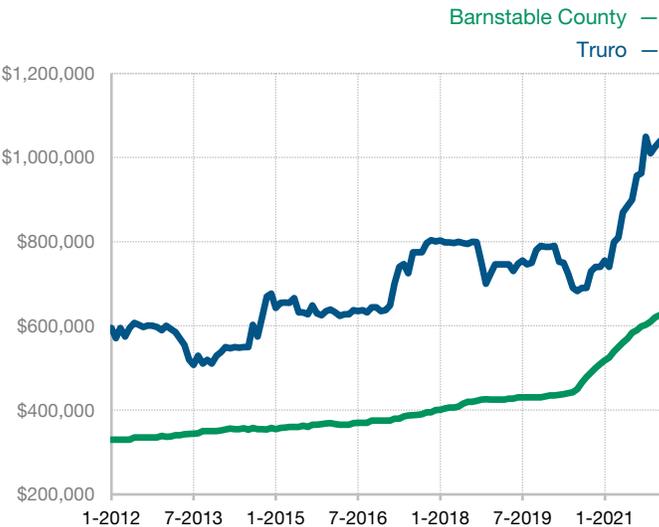
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	7	5	- 28.6%
Closed Sales	3	1	- 66.7%	5	2	- 60.0%
Median Sales Price*	\$295,000	\$262,000	- 11.2%	\$260,000	\$338,500	+ 30.2%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	147	81	- 44.9%	187	66	- 64.7%
Percent of Original List Price Received*	96.0%	98.5%	+ 2.6%	94.9%	95.5%	+ 0.6%
New Listings	3	3	0.0%	5	5	0.0%

* 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

