

Local Market Update – December 2022

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



Truro

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	55	35	- 36.4%
Closed Sales	8	5	- 37.5%	65	33	- 49.2%
Median Sales Price*	\$912,500	\$1,050,000	+ 15.1%	\$1,025,007	\$1,356,250	+ 32.3%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	3.1	+ 244.4%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	77	37	- 51.9%
Percent of Original List Price Received*	97.8%	93.1%	- 4.8%	98.8%	98.9%	+ 0.1%
New Listings	1	0	- 100.0%	55	50	- 9.1%

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

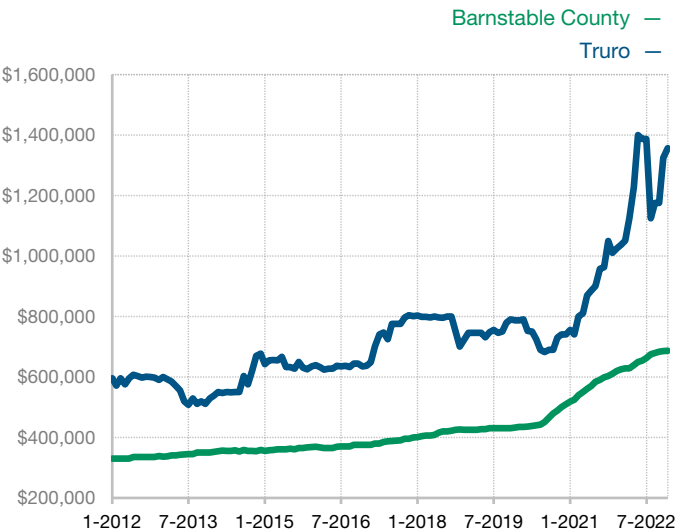
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	45	26	- 42.2%
Closed Sales	5	2	- 60.0%	51	25	- 51.0%
Median Sales Price*	\$365,000	\$715,750	+ 96.1%	\$375,000	\$470,000	+ 25.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	101	4	- 96.0%	86	26	- 69.8%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	98.1%	101.4%	+ 3.4%
New Listings	0	2	--	47	29	- 38.3%

* 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

