

# Local Market Update – April 2023

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



## Truro

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	8	9	+ 12.5%
Closed Sales	3	3	0.0%	5	8	+ 60.0%
Median Sales Price*	\$2,500,000	<b>\$2,200,000</b>	- 12.0%	\$2,500,000	<b>\$1,025,000</b>	- 59.0%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	4.1	+ 720.0%	--	--	--
Cumulative Days on Market Until Sale	93	137	+ 47.3%	70	89	+ 27.1%
Percent of Original List Price Received*	99.7%	<b>89.4%</b>	- 10.3%	102.3%	<b>91.2%</b>	- 10.9%
New Listings	2	1	- 50.0%	8	12	+ 50.0%

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

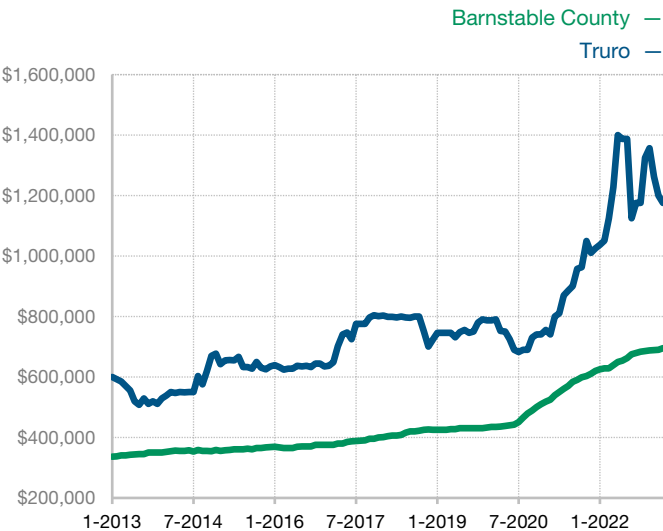
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	8	3	- 62.5%
Closed Sales	4	1	- 75.0%	8	5	- 37.5%
Median Sales Price*	\$567,500	<b>\$557,500</b>	- 1.8%	\$442,500	<b>\$432,500</b>	- 2.3%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--
Cumulative Days on Market Until Sale	23	7	- 69.6%	42	33	- 21.4%
Percent of Original List Price Received*	108.4%	<b>96.3%</b>	- 11.2%	103.2%	<b>94.4%</b>	- 8.5%
New Listings	4	2	- 50.0%	9	5	- 44.4%

\* 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

