

Local Market Update – May 2023

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



Truro

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	10	12	+ 20.0%
Closed Sales	3	2	- 33.3%	8	10	+ 25.0%
Median Sales Price*	\$1,887,750	\$870,000	- 53.9%	\$2,388,000	\$972,500	- 59.3%
Inventory of Homes for Sale	4	16	+ 300.0%	--	--	--
Months Supply of Inventory	1.1	5.3	+ 381.8%	--	--	--
Cumulative Days on Market Until Sale	126	14	- 88.9%	86	74	- 14.0%
Percent of Original List Price Received*	83.2%	101.1%	+ 21.5%	96.8%	93.2%	- 3.7%
New Listings	4	7	+ 75.0%	12	19	+ 58.3%

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

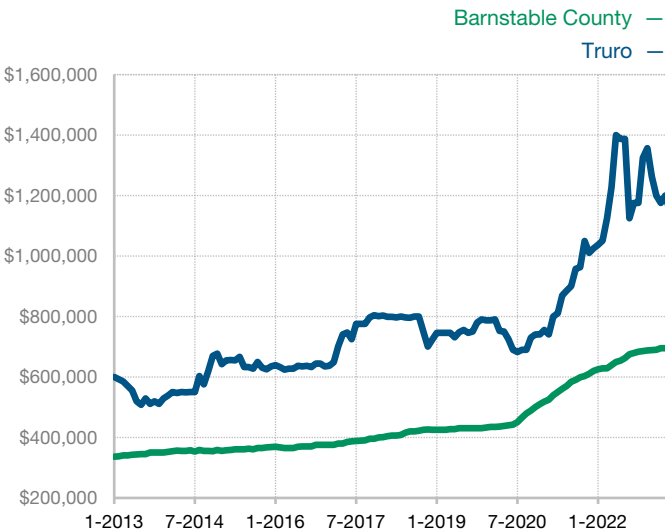
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	11	6	- 45.5%
Closed Sales	2	0	- 100.0%	10	5	- 50.0%
Median Sales Price*	\$413,500	\$0	- 100.0%	\$421,000	\$432,500	+ 2.7%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.0	3.7	+ 270.0%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	38	33	- 13.2%
Percent of Original List Price Received*	108.9%	0.0%	- 100.0%	104.3%	94.4%	- 9.5%
New Listings	2	4	+ 100.0%	11	9	- 18.2%

* 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

