

Local Market Update – April 2025

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



Truro

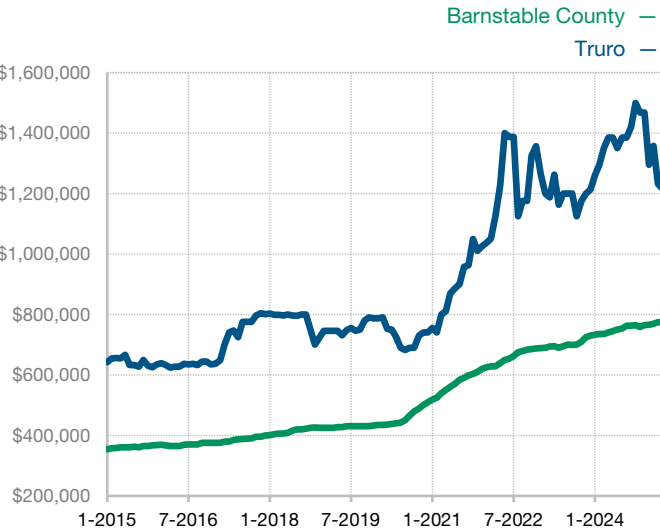
Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	7	12	+ 71.4%
Closed Sales	4	1	- 75.0%	9	11	+ 22.2%
Median Sales Price*	\$1,702,500	\$1,300,000	- 23.6%	\$1,750,000	\$1,200,000	- 31.4%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	4.7	5.6	+ 19.1%	--	--	--
Cumulative Days on Market Until Sale	204	3	- 98.5%	125	54	- 56.8%
Percent of Original List Price Received*	92.5%	96.3%	+ 4.1%	94.4%	94.7%	+ 0.3%
New Listings	3	7	+ 133.3%	12	22	+ 83.3%

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

Condominium Properties	April			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	10	3	- 70.0%
Closed Sales	0	1	--	6	2	- 66.7%
Median Sales Price*	\$0	\$740,000	--	\$454,950	\$522,500	+ 14.8%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	2.2	13.8	+ 527.3%	--	--	--
Cumulative Days on Market Until Sale	0	110	--	46	114	+ 147.8%
Percent of Original List Price Received*	0.0%	98.7%	--	100.3%	96.3%	- 4.0%
New Listings	4	6	+ 50.0%	11	14	+ 27.3%

* 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

