

# Local Market Update – May 2025

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



## Truro

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                    |         |
|--|-----------|------------------|---------|--------------|--------------------|---------|
|  | 2024      | 2025             | + / -   | 2024         | 2025               | + / -   |
| Pending Sales                            | 3         | 4                | + 33.3% | 10           | 15                 | + 50.0% |
| Closed Sales                             | 4         | 3                | - 25.0% | 13           | 14                 | + 7.7%  |
| Median Sales Price*                      | \$970,000 | <b>\$949,000</b> | - 2.2%  | \$1,655,000  | <b>\$1,062,500</b> | - 35.8% |
| Inventory of Homes for Sale              | 25        | 20               | - 20.0% | --           | --                 | --      |
| Months Supply of Inventory               | 7.9       | 5.6              | - 29.1% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 186       | 154              | - 17.2% | 144          | 76                 | - 47.2% |
| Percent of Original List Price Received* | 88.4%     | 80.4%            | - 9.0%  | 92.6%        | 91.6%              | - 1.1%  |
| New Listings                             | 14        | 4                | - 71.4% | 26           | 26                 | 0.0%    |

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

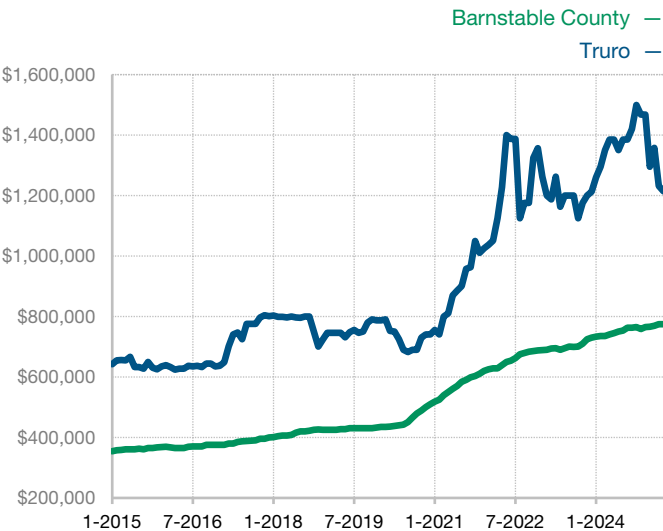
### Condominium Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2024      | 2025             | + / -    | 2024         | 2025             | + / -   |
| Pending Sales                            | 1         | 4                | + 300.0% | 11           | 7                | - 36.4% |
| Closed Sales                             | 4         | 1                | - 75.0%  | 10           | 3                | - 70.0% |
| Median Sales Price*                      | \$562,500 | <b>\$365,000</b> | - 35.1%  | \$509,950    | <b>\$365,000</b> | - 28.4% |
| Inventory of Homes for Sale              | 4         | 17               | + 325.0% | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 9.7              | + 506.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 109       | 27               | - 75.2%  | 71           | 85               | + 19.7% |
| Percent of Original List Price Received* | 95.9%     | 97.3%            | + 1.5%   | 98.6%        | 96.6%            | - 2.0%  |
| New Listings                             | 1         | 4                | + 300.0% | 12           | 18               | + 50.0% |

\* 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

