

Local Market Update – December 2024

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



Truro

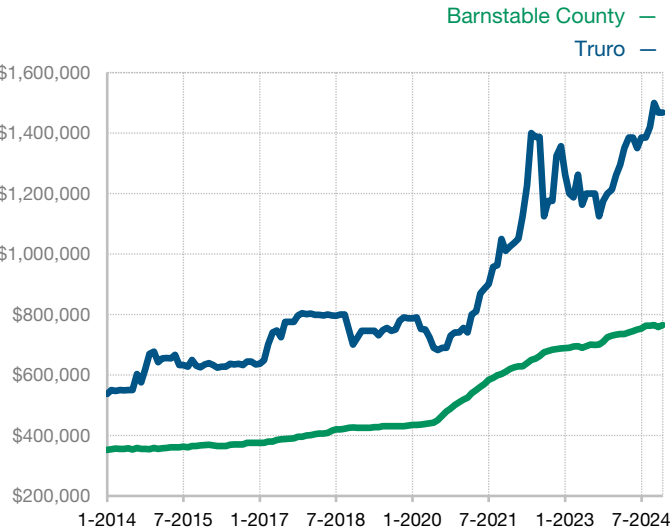
Single-Family Properties	December			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	37	39	+ 5.4%
Closed Sales	4	2	- 50.0%	36	37	+ 2.8%
Median Sales Price*	\$1,162,500	\$859,500	- 26.1%	\$1,212,500	\$1,467,500	+ 21.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	48	28	- 41.7%	59	107	+ 81.4%
Percent of Original List Price Received*	80.6%	97.7%	+ 21.2%	90.9%	92.6%	+ 1.9%
New Listings	1	0	- 100.0%	49	60	+ 22.4%

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

Condominium Properties	December			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	23	18	- 21.7%
Closed Sales	1	2	+ 100.0%	24	20	- 16.7%
Median Sales Price*	\$525,000	\$574,500	+ 9.4%	\$450,000	\$524,500	+ 16.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--
Cumulative Days on Market Until Sale	2	20	+ 900.0%	59	45	- 23.7%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	96.5%	99.0%	+ 2.6%
New Listings	0	0	--	26	33	+ 26.9%

* 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

