

Local Market Update – March 2025

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



Truro

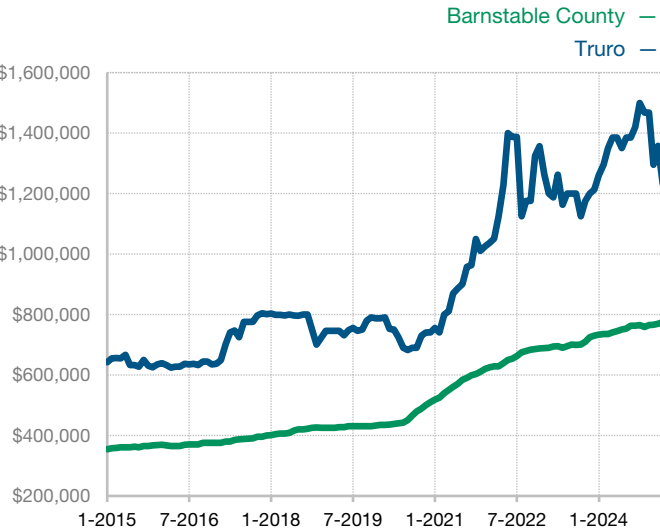
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	5	9	+ 80.0%
Closed Sales	3	5	+ 66.7%	5	10	+ 100.0%
Median Sales Price*	\$1,970,000	\$1,200,000	- 39.1%	\$1,970,000	\$1,137,500	- 42.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	4.7	4.9	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	96	68	- 29.2%	63	59	- 6.3%
Percent of Original List Price Received*	93.7%	94.9%	+ 1.3%	96.0%	94.5%	- 1.6%
New Listings	1	8	+ 700.0%	9	15	+ 66.7%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$404,950	\$0	- 100.0%	\$454,950	\$305,000	- 33.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	3.0	5.9	+ 96.7%	--	--	--
Cumulative Days on Market Until Sale	71	0	- 100.0%	46	118	+ 156.5%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	100.3%	93.8%	- 6.5%
New Listings	3	3	0.0%	7	7	0.0%

* 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

