

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	7	- 30.0%	267	219	- 18.0%
Closed Sales	30	20	- 33.3%	286	227	- 20.6%
Median Sales Price*	\$805,000	\$1,087,500	+ 35.1%	\$800,000	\$910,000	+ 13.8%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	61	+ 103.3%	37	31	- 16.2%
Percent of Original List Price Received*	102.6%	93.9%	- 8.5%	103.9%	101.7%	- 2.1%
New Listings	5	6	+ 20.0%	313	283	- 9.6%

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

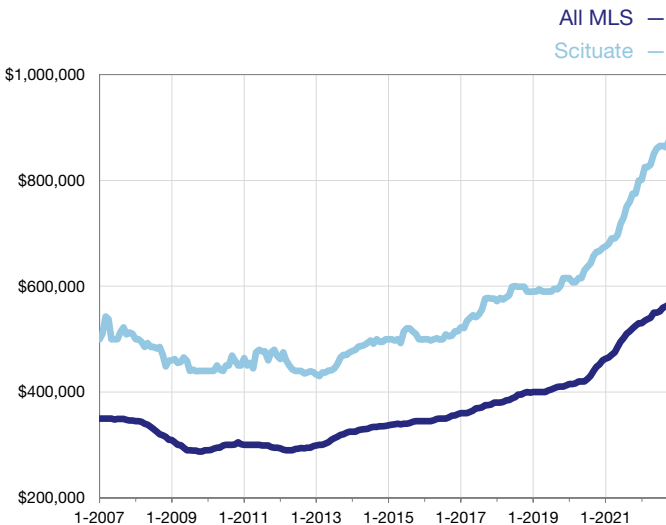
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	3	+ 50.0%	77	60	- 22.1%
Closed Sales	15	6	- 60.0%	93	72	- 22.6%
Median Sales Price*	\$700,000	\$1,181,782	+ 68.8%	\$800,000	\$847,450	+ 5.9%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	82	84	+ 2.4%	68	82	+ 20.6%
Percent of Original List Price Received*	101.6%	116.2%	+ 14.4%	107.2%	105.3%	- 1.8%
New Listings	3	4	+ 33.3%	109	58	- 46.8%

* 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

