

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	28	31	+ 10.7%	180	196	+ 8.9%
Closed Sales	24	31	+ 29.2%	164	151	- 7.9%
Median Sales Price*	\$670,000	<b>\$635,000</b>	- 5.2%	\$599,500	<b>\$599,900</b>	+ 0.1%
Inventory of Homes for Sale	80	114	+ 42.5%	--	--	--
Months Supply of Inventory	3.3	4.9	+ 48.5%	--	--	--
Cumulative Days on Market Until Sale	56	65	+ 16.1%	69	71	+ 2.9%
Percent of Original List Price Received*	97.2%	93.6%	- 3.7%	96.0%	95.4%	- 0.6%
New Listings	36	39	+ 8.3%	257	318	+ 23.7%

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

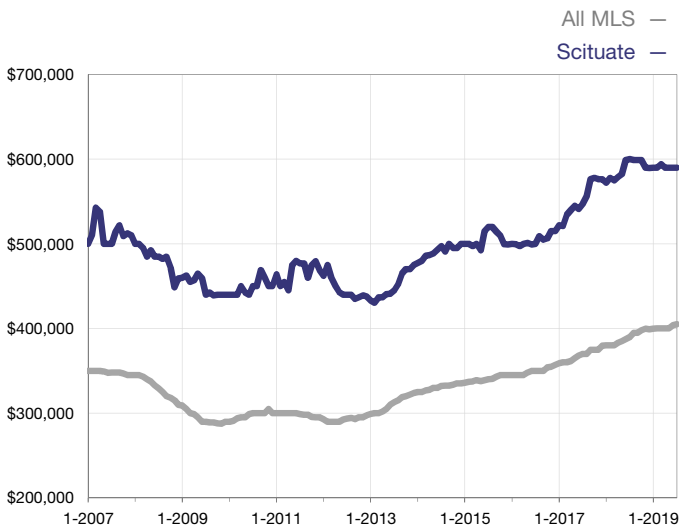
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	6	+ 200.0%	25	31	+ 24.0%
Closed Sales	6	1	- 83.3%	21	16	- 23.8%
Median Sales Price*	\$624,900	<b>\$1,200,000</b>	+ 92.0%	\$550,000	<b>\$638,944</b>	+ 16.2%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.8	6.9	+ 283.3%	--	--	--
Cumulative Days on Market Until Sale	53	212	+ 300.0%	75	86	+ 14.7%
Percent of Original List Price Received*	99.2%	96.0%	- 3.2%	97.7%	96.1%	- 1.6%
New Listings	1	6	+ 500.0%	31	51	+ 64.5%

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

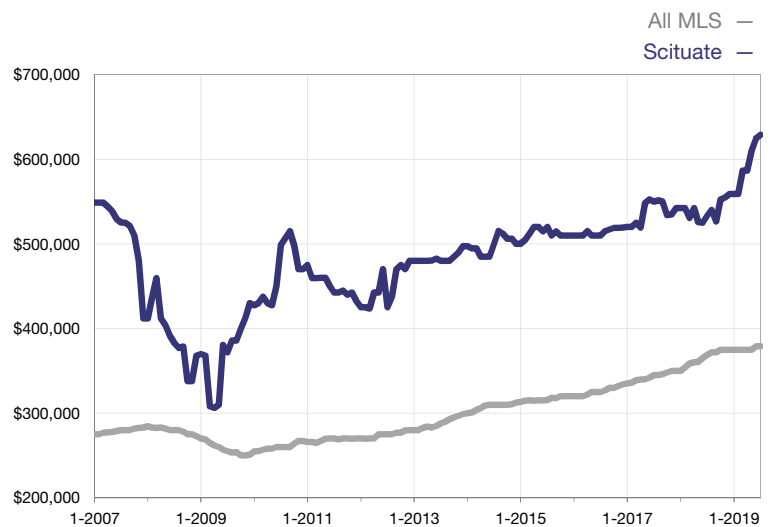
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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