

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	28	39	+ 39.3%	220	251	+ 14.1%
Closed Sales	38	37	- 2.6%	189	204	+ 7.9%
Median Sales Price*	\$638,500	<b>\$667,500</b>	+ 4.5%	\$605,000	<b>\$640,000</b>	+ 5.8%
Inventory of Homes for Sale	112	38	- 66.1%	--	--	--
Months Supply of Inventory	4.8	1.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	68	55	- 19.1%	70	71	+ 1.4%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	95.4%	96.9%	+ 1.6%
New Listings	32	37	+ 15.6%	347	272	- 21.6%

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

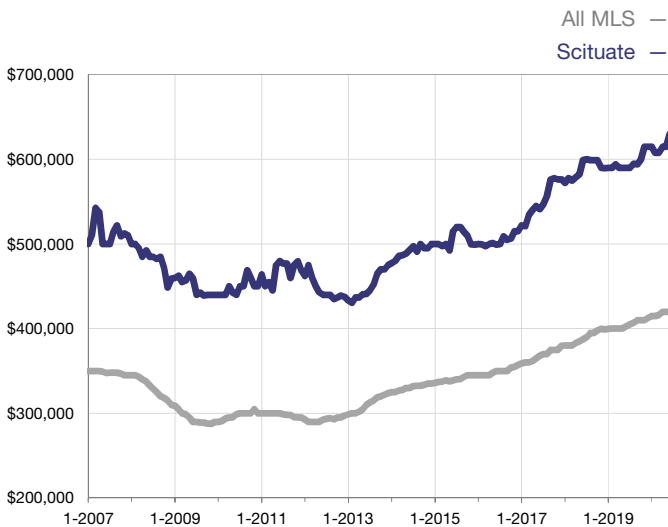
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	14	+ 366.7%	34	64	+ 88.2%
Closed Sales	2	4	+ 100.0%	18	34	+ 88.9%
Median Sales Price*	\$291,657	<b>\$657,500</b>	+ 125.4%	\$607,000	<b>\$619,500</b>	+ 2.1%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	7.4	3.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	79	77	- 2.5%
Percent of Original List Price Received*	98.2%	108.4%	+ 10.4%	96.4%	100.3%	+ 4.0%
New Listings	5	11	+ 120.0%	58	72	+ 24.1%

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

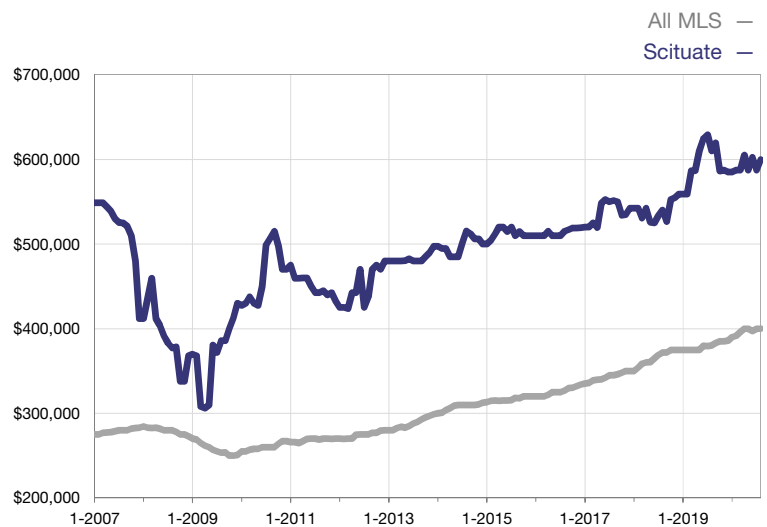
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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