

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	26	+ 44.4%	92	78	- 15.2%
Closed Sales	18	19	+ 5.6%	76	62	- 18.4%
Median Sales Price*	\$704,500	\$720,000	+ 2.2%	\$580,000	\$710,000	+ 22.4%
Inventory of Homes for Sale	59	16	- 72.9%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	118	31	- 73.7%	94	50	- 46.8%
Percent of Original List Price Received*	95.5%	103.0%	+ 7.9%	94.5%	102.0%	+ 7.9%
New Listings	19	32	+ 68.4%	107	85	- 20.6%

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

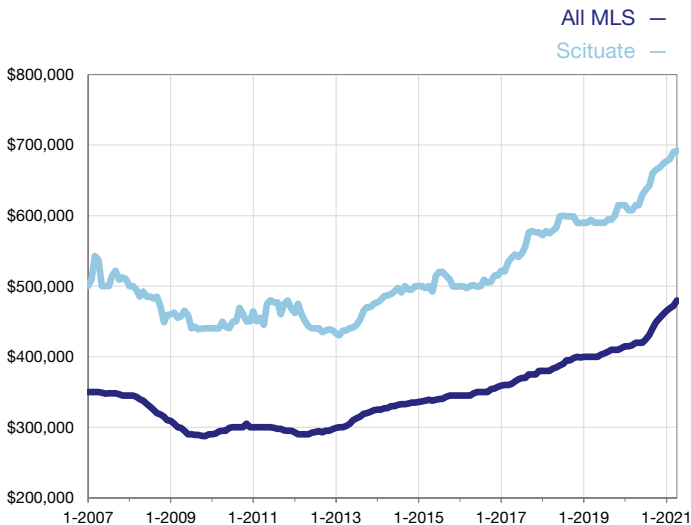
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	21	24	+ 14.3%
Closed Sales	8	7	- 12.5%	14	18	+ 28.6%
Median Sales Price*	\$640,000	\$750,000	+ 17.2%	\$637,000	\$734,836	+ 15.4%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	6.9	2.7	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	75	27	- 64.0%	71	43	- 39.4%
Percent of Original List Price Received*	98.7%	103.8%	+ 5.2%	97.8%	105.2%	+ 7.6%
New Listings	5	4	- 20.0%	27	25	- 7.4%

* 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

