

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	32	- 8.6%	127	109	- 14.2%
Closed Sales	22	23	+ 4.5%	98	84	- 14.3%
Median Sales Price*	\$678,891	\$741,000	+ 9.1%	\$580,000	\$717,500	+ 23.7%
Inventory of Homes for Sale	60	16	- 73.3%	--	--	--
Months Supply of Inventory	2.4	0.6	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	65	22	- 66.2%	87	42	- 51.7%
Percent of Original List Price Received*	98.1%	105.4%	+ 7.4%	95.3%	103.0%	+ 8.1%
New Listings	42	33	- 21.4%	149	118	- 20.8%

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

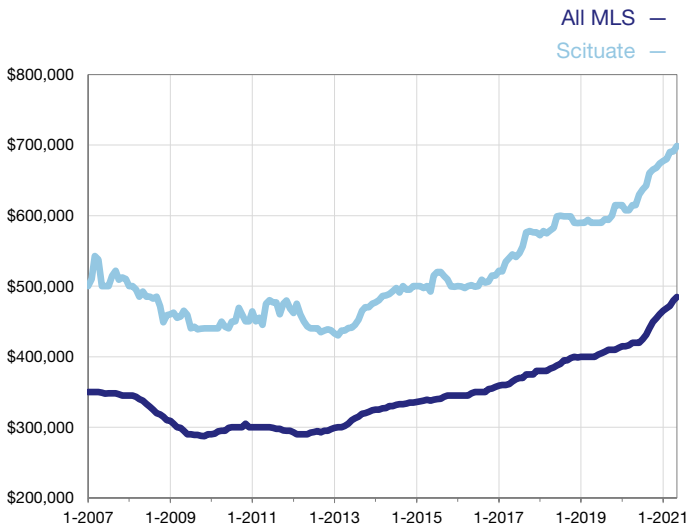
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	27	35	+ 29.6%
Closed Sales	5	9	+ 80.0%	19	29	+ 52.6%
Median Sales Price*	\$492,000	\$656,500	+ 33.4%	\$635,000	\$699,000	+ 10.1%
Inventory of Homes for Sale	34	12	- 64.7%	--	--	--
Months Supply of Inventory	10.7	2.0	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	136	58	- 57.4%	88	49	- 44.3%
Percent of Original List Price Received*	101.3%	103.1%	+ 1.8%	98.8%	104.8%	+ 6.1%
New Listings	20	13	- 35.0%	47	39	- 17.0%

* 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

