

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	17	0.0%	257	212	- 17.5%
Closed Sales	28	18	- 35.7%	256	207	- 19.1%
Median Sales Price*	\$785,500	\$894,500	+ 13.9%	\$800,000	\$900,000	+ 12.5%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.9%	37	28	- 24.3%
Percent of Original List Price Received*	102.0%	96.4%	- 5.5%	104.0%	102.4%	- 1.5%
New Listings	15	8	- 46.7%	308	277	- 10.1%

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

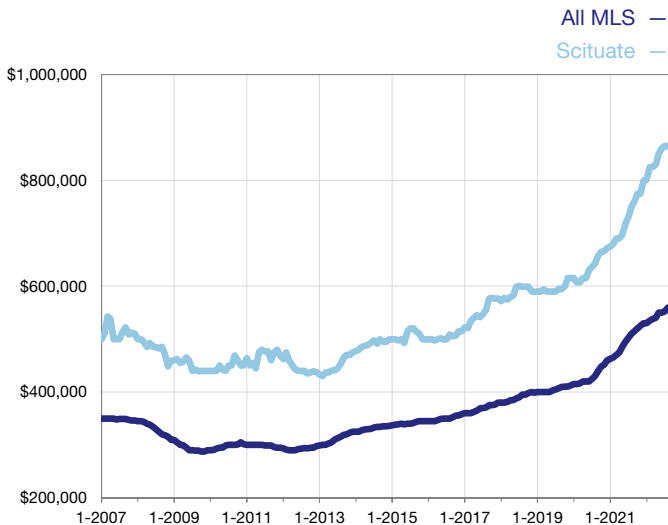
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	2	- 81.8%	75	58	- 22.7%
Closed Sales	6	3	- 50.0%	78	66	- 15.4%
Median Sales Price*	\$977,954	\$765,000	- 21.8%	\$803,000	\$799,500	- 0.4%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	101	15	- 85.1%	65	82	+ 26.2%
Percent of Original List Price Received*	107.3%	100.3%	- 6.5%	108.3%	104.3%	- 3.7%
New Listings	6	2	- 66.7%	106	54	- 49.1%

* 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

