

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	22	+ 22.2%	37	37	0.0%
Closed Sales	10	10	0.0%	29	22	- 24.1%
Median Sales Price*	\$890,000	\$850,000	- 4.5%	\$915,000	\$725,000	- 20.8%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	28	49	+ 75.0%	40	47	+ 17.5%
Percent of Original List Price Received*	101.4%	99.7%	- 1.7%	101.6%	97.9%	- 3.6%
New Listings	19	40	+ 110.5%	47	67	+ 42.6%

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

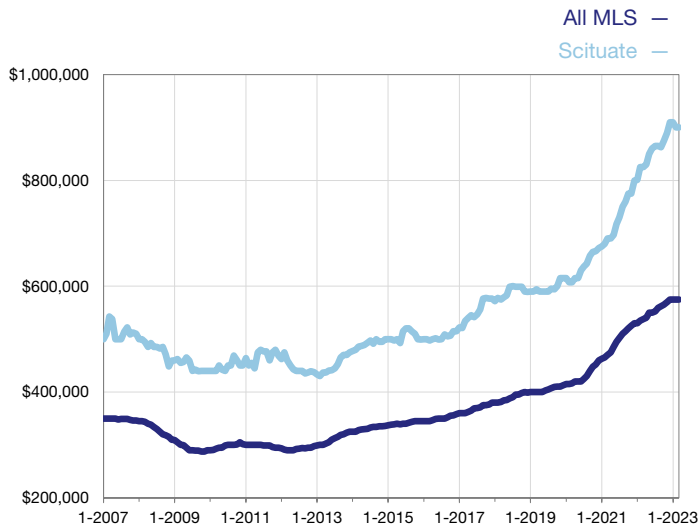
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	18	14	- 22.2%
Closed Sales	3	3	0.0%	11	8	- 27.3%
Median Sales Price*	\$729,000	\$799,000	+ 9.6%	\$695,824	\$694,500	- 0.2%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	138	38	- 72.5%	76	43	- 43.4%
Percent of Original List Price Received*	101.6%	99.4%	- 2.2%	106.4%	100.2%	- 5.8%
New Listings	4	5	+ 25.0%	14	17	+ 21.4%

* 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

