

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	24	+ 4.3%	60	57	- 5.0%
Closed Sales	11	10	- 9.1%	40	32	- 20.0%
Median Sales Price*	\$852,000	\$862,500	+ 1.2%	\$890,000	\$840,000	- 5.6%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	37	41	+ 10.8%
Percent of Original List Price Received*	104.5%	99.7%	- 4.6%	102.4%	98.4%	- 3.9%
New Listings	37	15	- 59.5%	84	82	- 2.4%

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

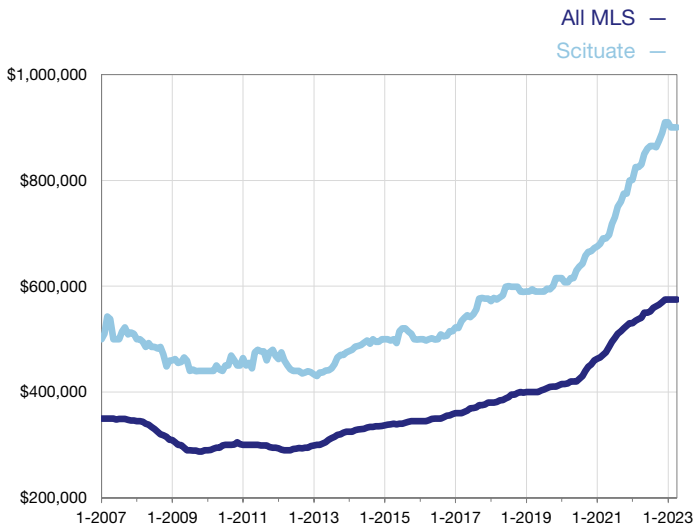
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	23	19	- 17.4%
Closed Sales	4	4	0.0%	15	12	- 20.0%
Median Sales Price*	\$864,498	\$837,500	- 3.1%	\$695,824	\$807,000	+ 16.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	146	17	- 88.4%	95	35	- 63.2%
Percent of Original List Price Received*	109.0%	100.1%	- 8.2%	107.1%	100.2%	- 6.4%
New Listings	2	1	- 50.0%	16	18	+ 12.5%

* 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

