

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	22	- 33.3%	93	73	- 21.5%
Closed Sales	26	18	- 30.8%	66	51	- 22.7%
Median Sales Price*	\$925,000	\$857,500	- 7.3%	\$907,500	\$850,000	- 6.3%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	29	34	+ 17.2%	34	38	+ 11.8%
Percent of Original List Price Received*	107.3%	103.0%	- 4.0%	104.3%	100.1%	- 4.0%
New Listings	35	34	- 2.9%	118	110	- 6.8%

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

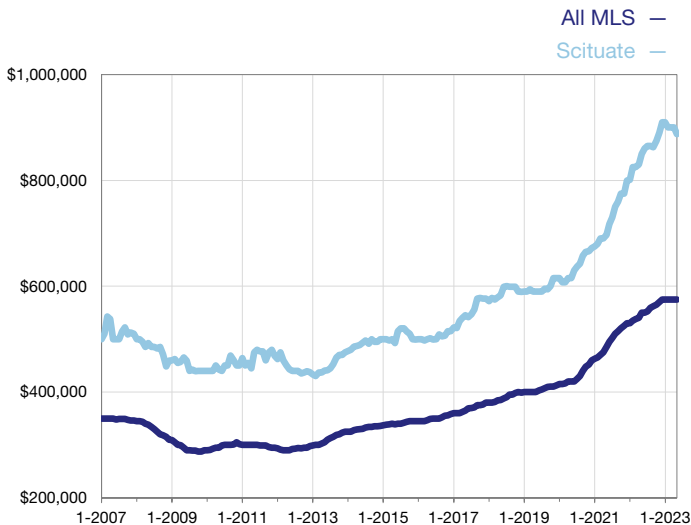
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	31	27	- 12.9%
Closed Sales	8	11	+ 37.5%	23	23	0.0%
Median Sales Price*	\$880,000	\$689,900	- 21.6%	\$755,925	\$725,000	- 4.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	70	64	- 8.6%	86	49	- 43.0%
Percent of Original List Price Received*	105.1%	97.7%	- 7.0%	106.4%	99.0%	- 7.0%
New Listings	9	11	+ 22.2%	25	29	+ 16.0%

* 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

