

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	30	+ 25.0%	117	102	- 12.8%
Closed Sales	32	29	- 9.4%	98	81	- 17.3%
Median Sales Price*	\$873,000	\$915,000	+ 4.8%	\$885,500	\$865,000	- 2.3%
Inventory of Homes for Sale	34	26	- 23.5%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	32	33	+ 3.1%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	103.7%	100.9%	- 2.7%
New Listings	32	19	- 40.6%	150	129	- 14.0%

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

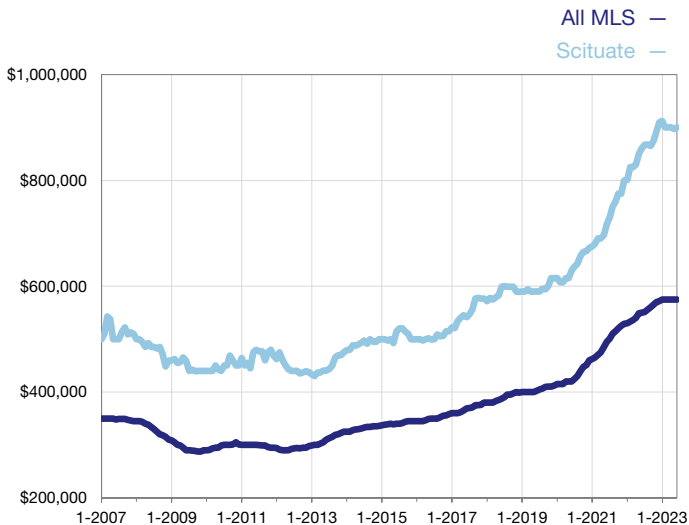
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	36	34	- 5.6%
Closed Sales	5	8	+ 60.0%	28	31	+ 10.7%
Median Sales Price*	\$759,000	\$752,450	- 0.9%	\$757,463	\$725,000	- 4.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	55	82	+ 49.1%	81	57	- 29.6%
Percent of Original List Price Received*	103.5%	100.5%	- 2.9%	105.9%	99.4%	- 6.1%
New Listings	6	3	- 50.0%	31	32	+ 3.2%

* 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

