

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	12	- 50.0%	140	112	- 20.0%
Closed Sales	25	26	+ 4.0%	123	108	- 12.2%
Median Sales Price*	\$910,000	<b>\$790,000</b>	- 13.2%	\$900,000	<b>\$860,000</b>	- 4.4%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	28	32	+ 14.3%
Percent of Original List Price Received*	105.9%	99.1%	- 6.4%	104.1%	100.4%	- 3.6%
New Listings	32	14	- 56.3%	181	143	- 21.0%

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

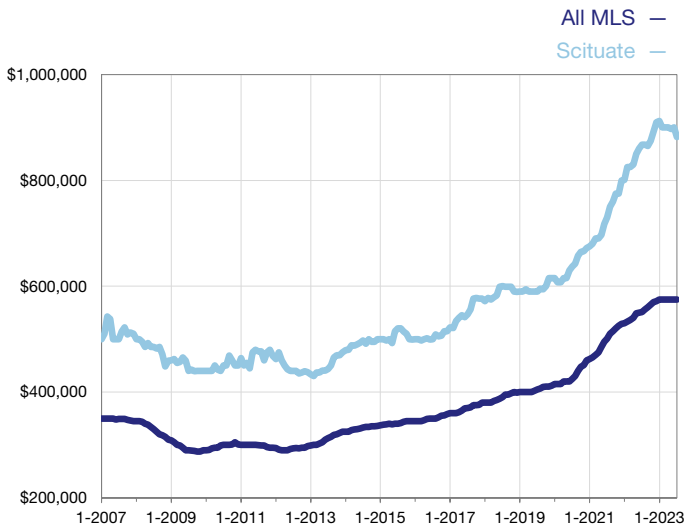
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	40	36	- 10.0%
Closed Sales	6	7	+ 16.7%	34	39	+ 14.7%
Median Sales Price*	\$784,500	<b>\$1,295,000</b>	+ 65.1%	\$764,000	<b>\$765,000</b>	+ 0.1%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	2.5	0.4	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	63	36	- 42.9%	77	52	- 32.5%
Percent of Original List Price Received*	102.8%	99.3%	- 3.4%	105.3%	99.4%	- 5.6%
New Listings	7	0	- 100.0%	38	32	- 15.8%

\* 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

