

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	162	129	- 20.4%
Closed Sales	24	12	- 50.0%	147	120	- 18.4%
Median Sales Price*	\$982,500	<b>\$1,175,000</b>	+ 19.6%	\$900,000	<b>\$867,000</b>	- 3.7%
Inventory of Homes for Sale	43	29	- 32.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	29	33	+ 13.8%
Percent of Original List Price Received*	99.4%	95.1%	- 4.3%	103.4%	99.9%	- 3.4%
New Listings	30	25	- 16.7%	211	167	- 20.9%

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

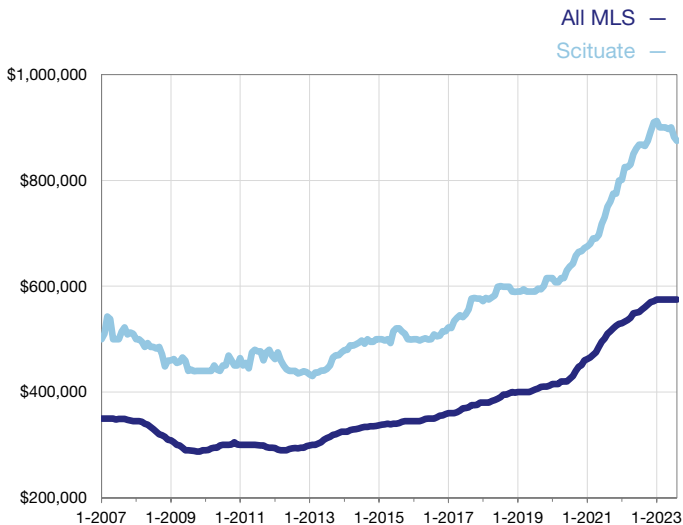
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	1	- 87.5%	48	37	- 22.9%
Closed Sales	7	3	- 57.1%	41	42	+ 2.4%
Median Sales Price*	\$775,000	<b>\$825,000</b>	+ 6.5%	\$769,000	<b>\$782,000</b>	+ 1.7%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	122	+ 197.6%	71	57	- 19.7%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	104.3%	99.3%	- 4.8%
New Listings	3	3	0.0%	41	35	- 14.6%

\* 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

