

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	28	+ 180.0%	172	153	- 11.0%
Closed Sales	27	10	- 63.0%	174	130	- 25.3%
Median Sales Price*	\$795,000	\$840,500	+ 5.7%	\$890,000	\$865,000	- 2.8%
Inventory of Homes for Sale	53	24	- 54.7%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	28	32	+ 14.3%
Percent of Original List Price Received*	102.3%	99.5%	- 2.7%	103.2%	99.9%	- 3.2%
New Listings	24	25	+ 4.2%	235	191	- 18.7%

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

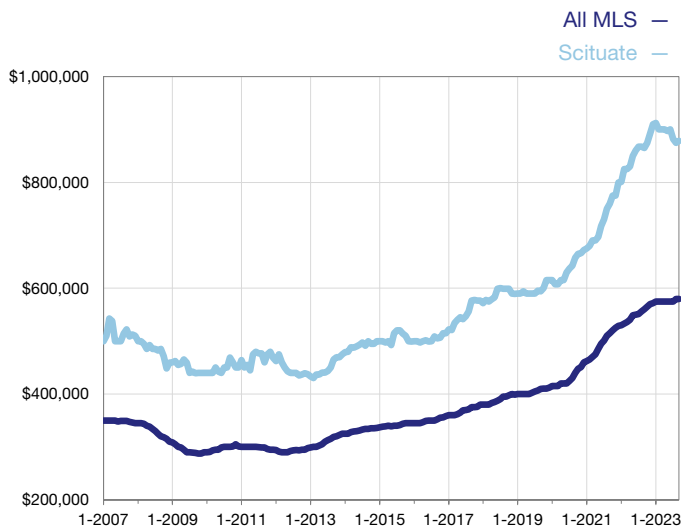
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	51	38	- 25.5%
Closed Sales	11	2	- 81.8%	52	44	- 15.4%
Median Sales Price*	\$911,500	\$872,500	- 4.3%	\$799,000	\$799,000	0.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	78	14	- 82.1%	73	55	- 24.7%
Percent of Original List Price Received*	104.3%	102.9%	- 1.3%	104.3%	99.4%	- 4.7%
New Listings	7	5	- 28.6%	48	41	- 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

