

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	193	162	- 16.1%
Closed Sales	14	19	+ 35.7%	188	149	- 20.7%
Median Sales Price*	\$1,310,000	\$1,000,000	- 23.7%	\$900,000	\$869,000	- 3.4%
Inventory of Homes for Sale	51	29	- 43.1%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	28	32	+ 14.3%
Percent of Original List Price Received*	100.3%	100.3%	0.0%	103.0%	99.9%	- 3.0%
New Listings	23	18	- 21.7%	258	209	- 19.0%

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

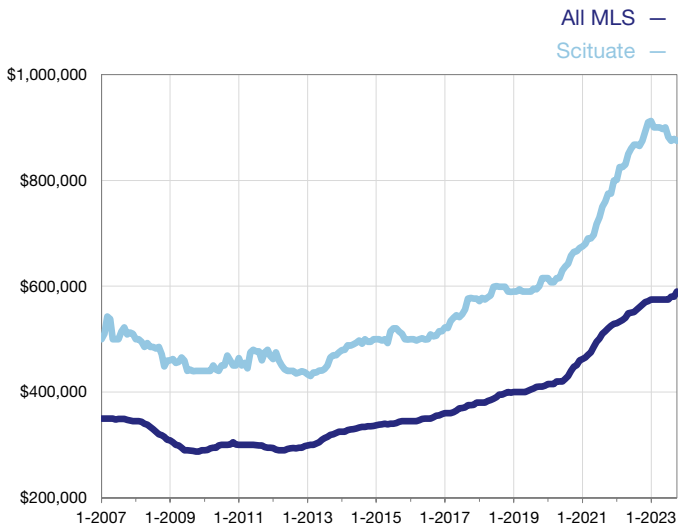
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	55	42	- 23.6%
Closed Sales	11	7	- 36.4%	63	51	- 19.0%
Median Sales Price*	\$1,154,995	\$825,000	- 28.6%	\$825,000	\$799,000	- 3.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	144	30	- 79.2%	85	52	- 38.8%
Percent of Original List Price Received*	105.3%	101.7%	- 3.4%	104.5%	99.7%	- 4.6%
New Listings	4	5	+ 25.0%	52	46	- 11.5%

* 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

