

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	210	177	- 15.7%
Closed Sales	18	13	- 27.8%	206	163	- 20.9%
Median Sales Price*	\$894,500	<b>\$800,000</b>	- 10.6%	\$900,000	<b>\$865,000</b>	- 3.9%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	28	33	+ 17.9%
Percent of Original List Price Received*	96.4%	<b>96.6%</b>	+ 0.2%	102.4%	<b>99.6%</b>	- 2.7%
New Listings	7	11	+ 57.1%	265	219	- 17.4%

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

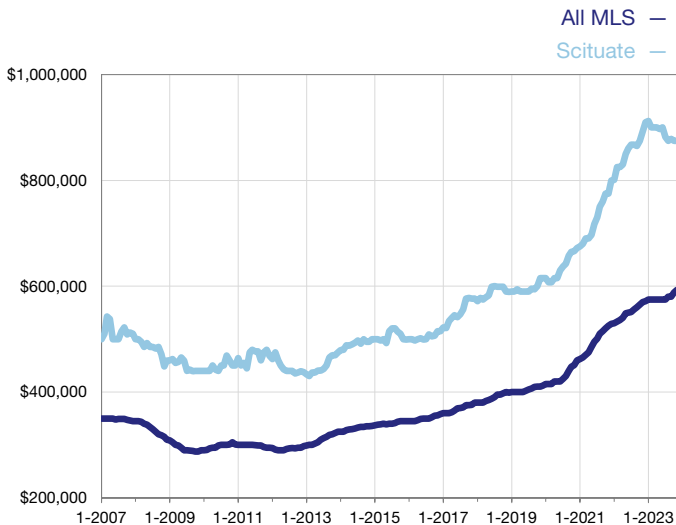
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	57	47	- 17.5%
Closed Sales	3	3	0.0%	66	54	- 18.2%
Median Sales Price*	\$765,000	<b>\$829,000</b>	+ 8.4%	\$799,500	<b>\$799,000</b>	- 0.1%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	15	38	+ 153.3%	82	51	- 37.8%
Percent of Original List Price Received*	100.3%	<b>96.1%</b>	- 4.2%	104.3%	<b>99.5%</b>	- 4.6%
New Listings	2	4	+ 100.0%	54	50	- 7.4%

\* 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

