

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	12	+ 71.4%	217	187	- 13.8%
Closed Sales	20	20	0.0%	226	183	- 19.0%
Median Sales Price*	\$1,087,500	\$867,500	- 20.2%	\$910,000	\$865,000	- 4.9%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	61	32	- 47.5%	31	33	+ 6.5%
Percent of Original List Price Received*	93.9%	97.6%	+ 3.9%	101.7%	99.4%	- 2.3%
New Listings	5	5	0.0%	270	222	- 17.8%

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

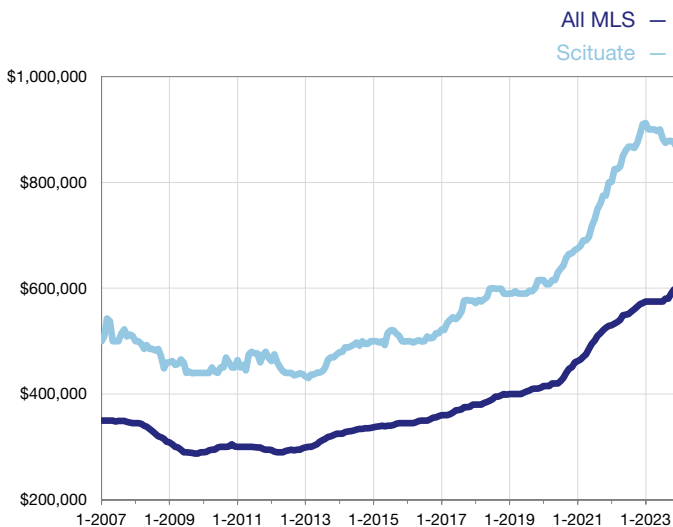
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	60	49	- 18.3%
Closed Sales	6	2	- 66.7%	72	56	- 22.2%
Median Sales Price*	\$1,181,782	\$706,000	- 40.3%	\$847,450	\$799,000	- 5.7%
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	84	62	- 26.2%	82	52	- 36.6%
Percent of Original List Price Received*	116.2%	95.5%	- 17.8%	105.3%	99.4%	- 5.6%
New Listings	4	3	- 25.0%	58	52	- 10.3%

* 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

