

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Scituate

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	18	+ 5.9%	31	35	+ 12.9%
Closed Sales	10	8	- 20.0%	22	25	+ 13.6%
Median Sales Price*	\$850,000	\$728,200	- 14.3%	\$725,000	\$855,000	+ 17.9%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	49	69	+ 40.8%	47	61	+ 29.8%
Percent of Original List Price Received*	99.7%	103.8%	+ 4.1%	97.9%	96.7%	- 1.2%
New Listings	37	14	- 62.2%	62	45	- 27.4%

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

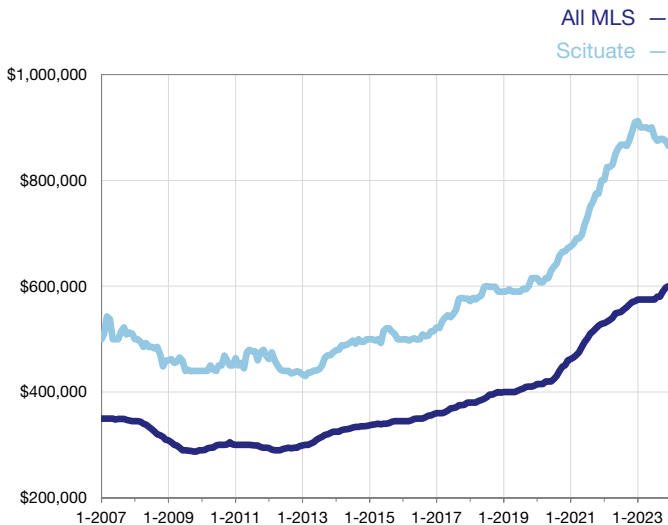
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	14	11	- 21.4%
Closed Sales	3	3	0.0%	8	10	+ 25.0%
Median Sales Price*	\$799,000	\$875,000	+ 9.5%	\$694,500	\$827,000	+ 19.1%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 34.2%	43	55	+ 27.9%
Percent of Original List Price Received*	99.4%	100.4%	+ 1.0%	100.2%	97.2%	- 3.0%
New Listings	5	2	- 60.0%	17	7	- 58.8%

* 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

