

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Scituate

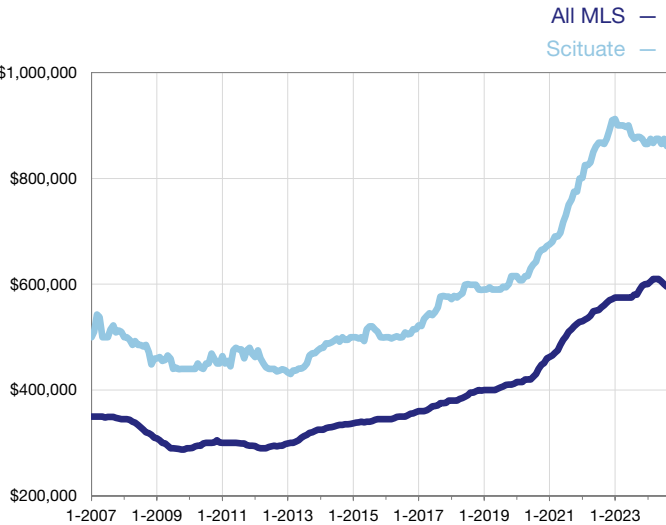
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	31	+ 138.5%	124	124	0.0%
Closed Sales	12	13	+ 8.3%	120	106	- 11.7%
Median Sales Price*	\$1,175,000	\$755,000	- 35.7%	\$867,000	\$899,500	+ 3.7%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	39	24	- 38.5%	33	44	+ 33.3%
Percent of Original List Price Received*	95.1%	104.2%	+ 9.6%	99.9%	99.8%	- 0.1%
New Listings	23	23	0.0%	165	164	- 0.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	35	29	- 17.1%
Closed Sales	3	7	+ 133.3%	42	30	- 28.6%
Median Sales Price*	\$825,000	\$838,500	+ 1.6%	\$782,000	\$750,000	- 4.1%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	122	41	- 66.4%	57	44	- 22.8%
Percent of Original List Price Received*	98.1%	96.6%	- 1.5%	99.3%	98.2%	- 1.1%
New Listings	4	8	+ 100.0%	36	36	0.0%

\* 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

